

Onondaga 49264

ZIP code · MI · Michigan > Ingham County

BUYER'S MARKET

\$301K

MEDIAN SALE PRICE

+41.5%

1-YR CHANGE

13

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



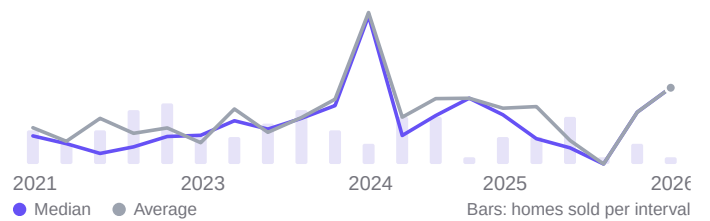
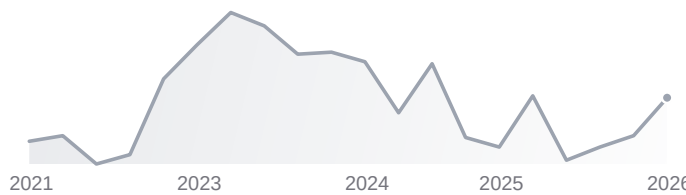
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$351K · Average \$351K

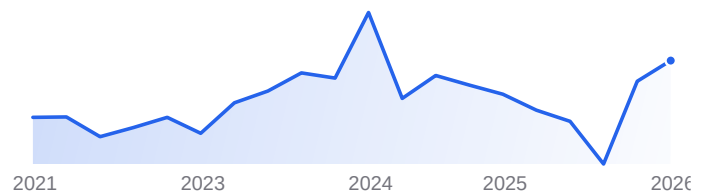
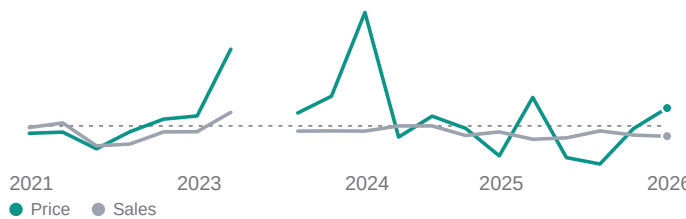


Growth (year over year)

Price +41.5% · Sales -23.5%

Price per square foot

\$209/ft²

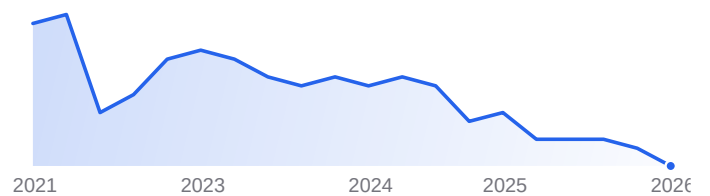


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

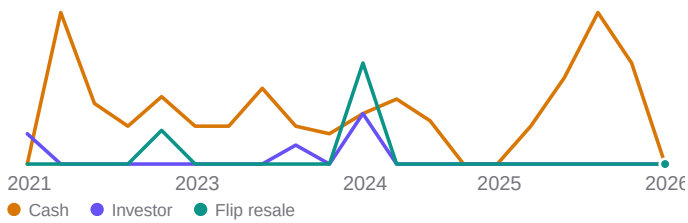
1.6%



BUYERS & OUTCOMES

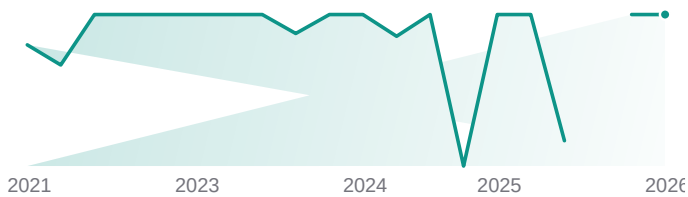
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



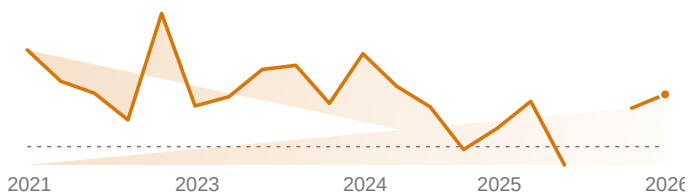
Sellers who sold at a gain

100%

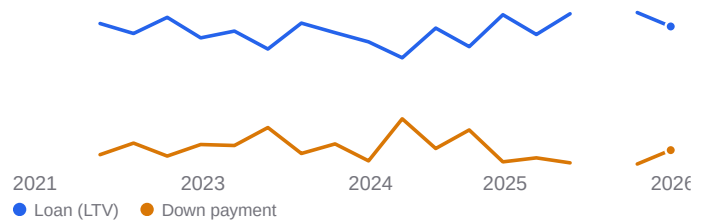


Median annualized return at resale

+8.4%

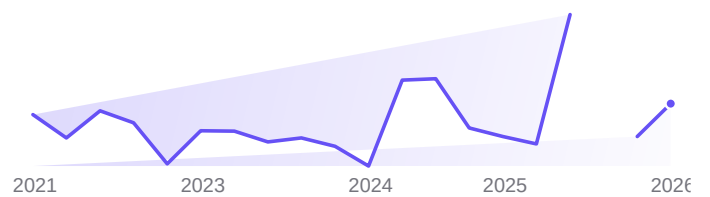


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



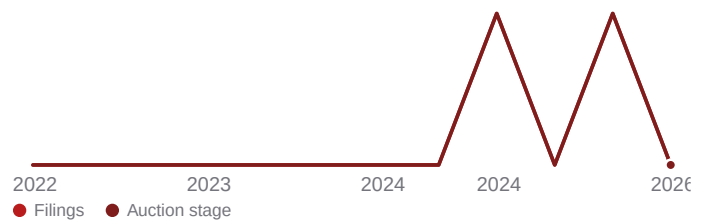
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	815
Median value (AVM)	\$202K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1989
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	5.7%
Owner occupied	89%
Company owned	11%
Median loan-to-value	53%
Typical ownership tenure	27.0 yrs

COMMUNITY

Population	2,223
Density	83 / mi²
Median household income	\$80K
Average household income	\$91K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	28
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	7.0%
Unemployment	1.7%
Average temp	48°F
Annual precip	34 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.