

Pittsford 49271

ZIP code · MI · Michigan > Hillsdale County > Pittsford

BALANCED MARKET

\$150K

MEDIAN SALE PRICE

-15.9%

1-YR CHANGE

39

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



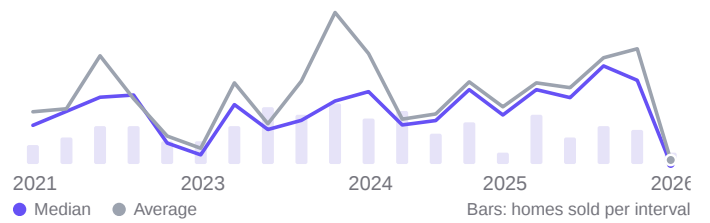
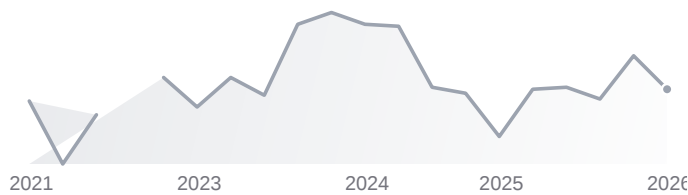
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$35K · Average \$43K

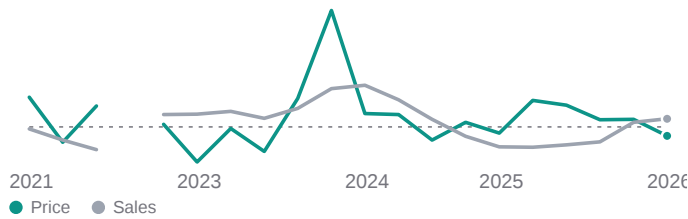


Growth (year over year)

Price -15.9% · Sales +14.7%

Price per square foot

\$45/ft²

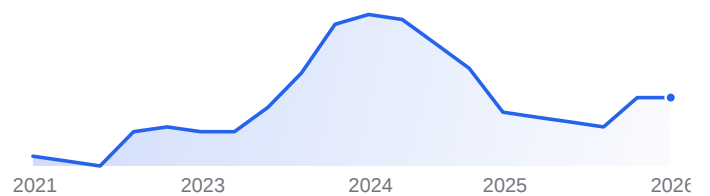
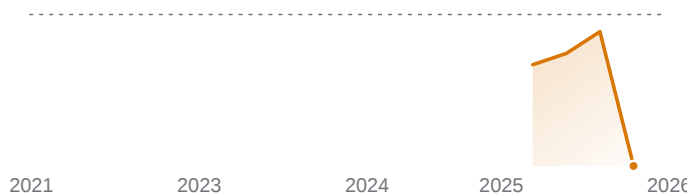


Sale premium vs estimated value

-17.5%

Annual turnover (share of homes sold)

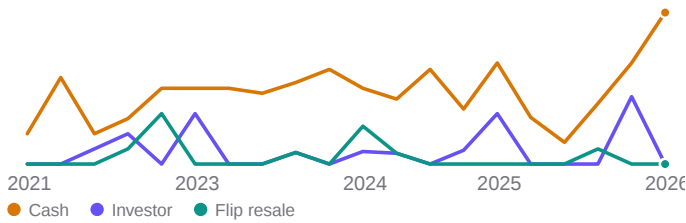
3.9%



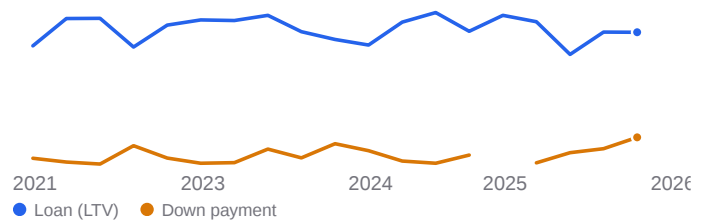
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

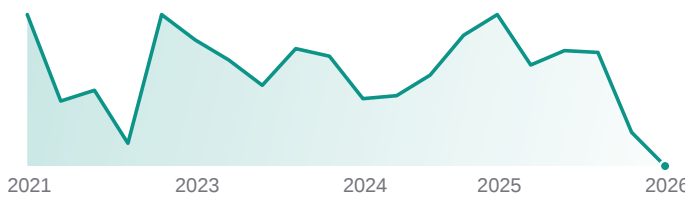


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



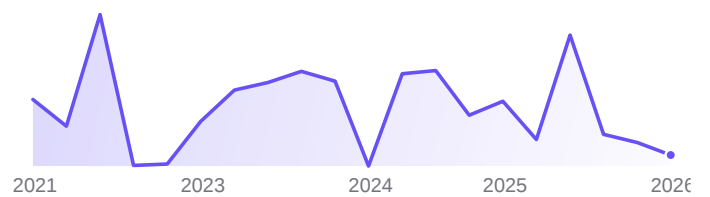
Sellers who sold at a gain

0%



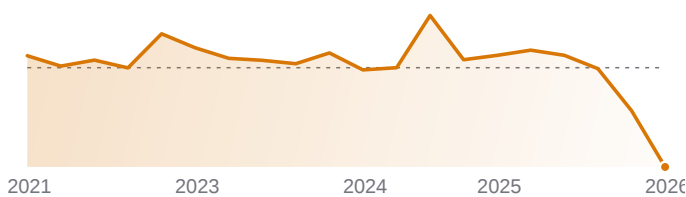
Typical hold before selling

1.3 yrs



Median annualized return at resale

-61.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	992
Median value (AVM)	\$169K
Median size	1,168 ft²
Median bedrooms	3
Median year built	1970
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.2%
Owner occupied	67%
Company owned	15%
Median loan-to-value	13%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	2,175
Density	45 / mi²
Median household income	\$58K
Average household income	\$73K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	26
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	11.2%
Unemployment	1.3%
Average temp	48°F
Annual precip	36 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.