

Reading 49274

ZIP code · MI · Michigan > Hillsdale County > Reading

BUYER'S MARKET

\$198K

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

61

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



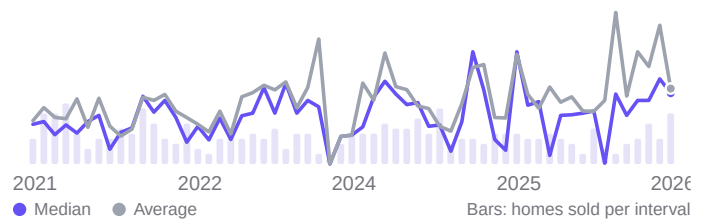
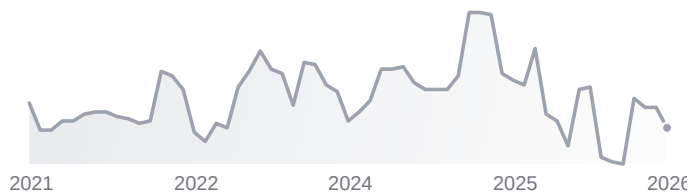
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$192K · Average \$203K

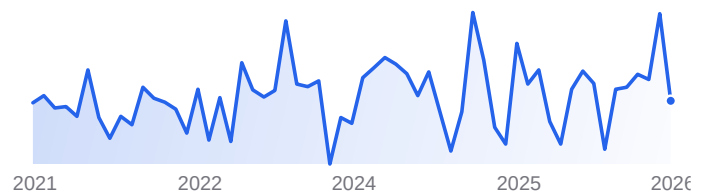
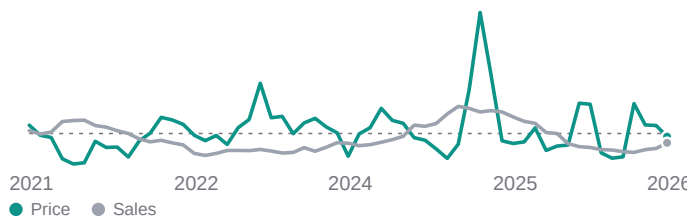


Growth (year over year)

Price -5.3% · Sales -15.3%

Price per square foot

\$122/ft²

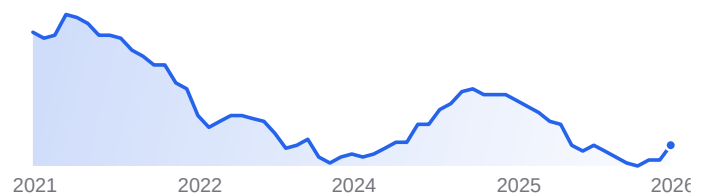


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

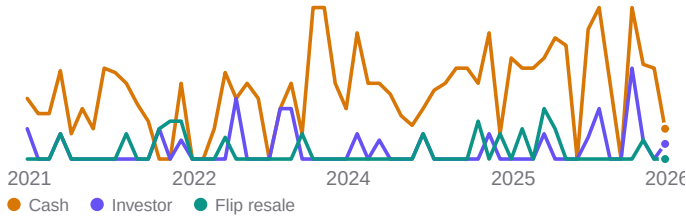
3.0%



BUYERS & OUTCOMES

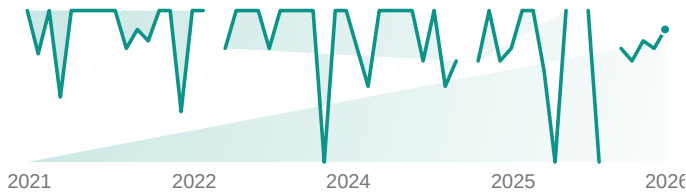
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



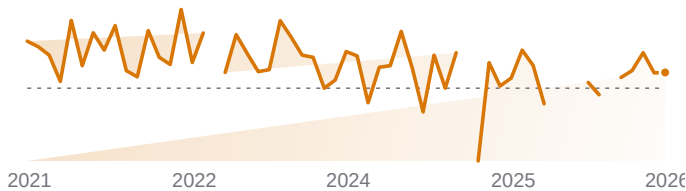
Sellers who sold at a gain

88%

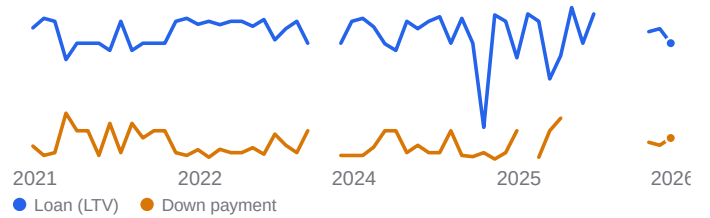


Median annualized return at resale

+4.1%

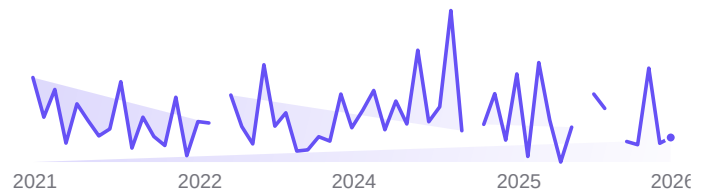


Financing (share of purchase price) Loan (LTV) 80% · Down payment 15%



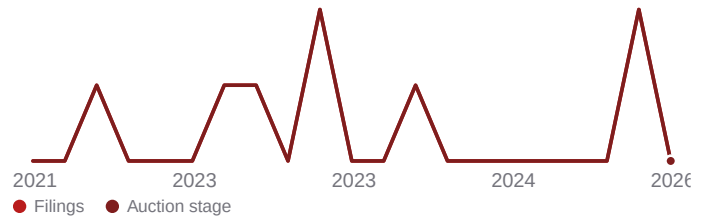
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,004
Median value (AVM)	\$166K
Median size	1,128 ft²
Median bedrooms	3
Median year built	1998
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.2%
Owner occupied	51%
Company owned	19%
Median loan-to-value	18%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	3,994
Density	65 / mi²
Median household income	\$61K
Average household income	\$73K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	32
Homes occupied	75%
Bachelor's or higher	15%
Poverty rate	21.1%
Unemployment	1.3%
Average temp	48°F
Annual precip	37 in
Sunshine	50%

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