

Waldron 49288

ZIP code · MI · Michigan > Hillsdale County > Waldron

SELLER'S MARKET

\$132K

MEDIAN SALE PRICE

+52.7%

1-YR CHANGE

24

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

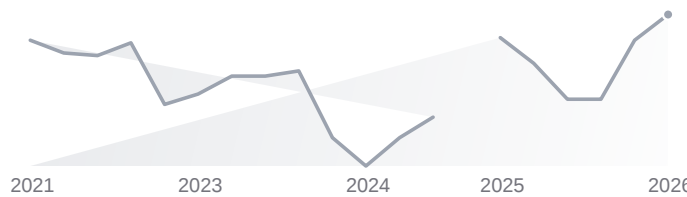
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

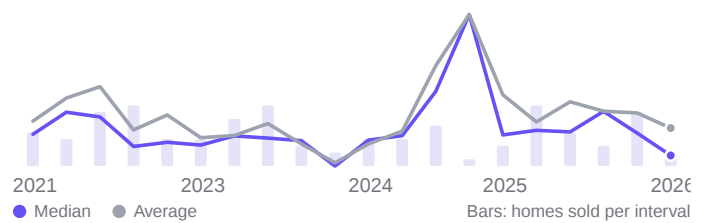
Market temperature (0–100)

76 / 100



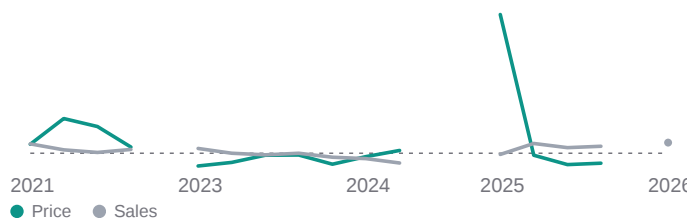
Sale prices

Median \$40K · Average \$105K



Growth (year over year)

Price +52.7% · Sales +50.0%



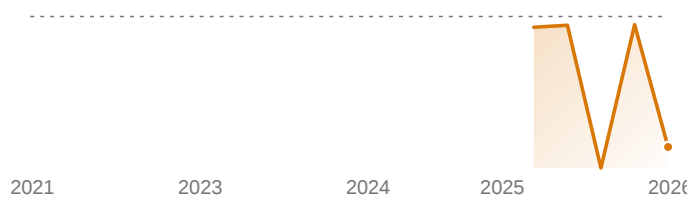
Price per square foot

\$36/ft²



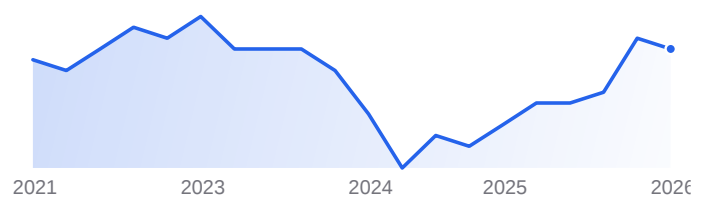
Sale premium vs estimated value

-46.3%



Annual turnover (share of homes sold)

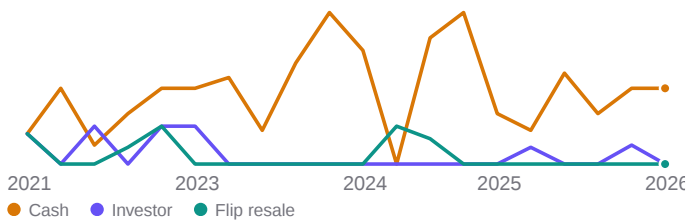
4.0%



BUYERS & OUTCOMES

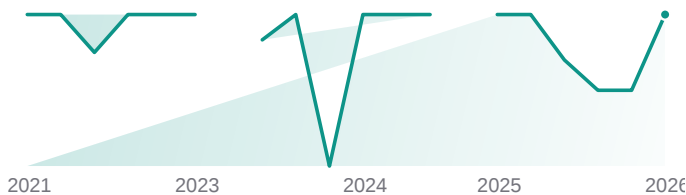
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



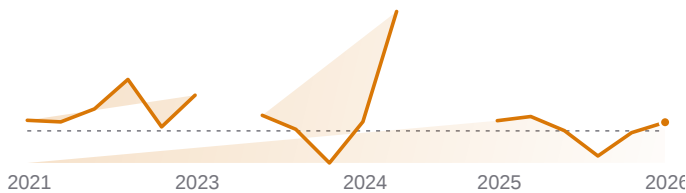
Sellers who sold at a gain

100%



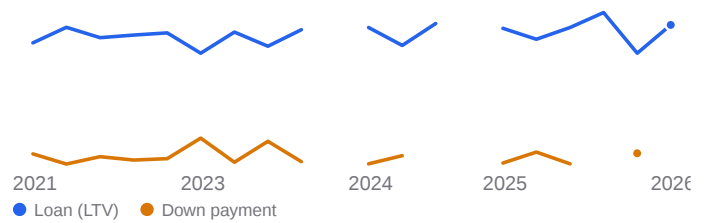
Median annualized return at resale

+4.6%



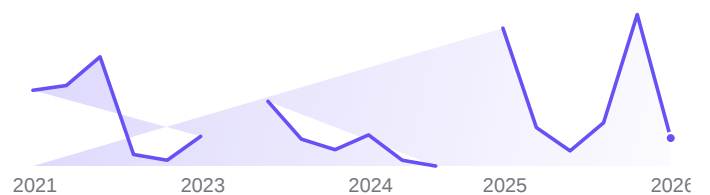
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 9.3%



Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	593
Median value (AVM)	\$129K
Median size	1,104 ft²
Median bedrooms	3
Median year built	1930
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.9%
Owner occupied	66%
Company owned	16%
Median loan-to-value	16%
Typical ownership tenure	18.5 yrs

COMMUNITY

Population	1,544
Density	39 / mi²
Median household income	\$58K
Average household income	\$66K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	28
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	14.3%
Unemployment	1.5%
Average temp	49°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.