

Blanchard 49310

ZIP code · MI · Michigan · Isabella County

STRONG BUYER'S MARKET

\$94K

MEDIAN SALE PRICE

-44.3%

1-YR CHANGE

12

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 7 / 100



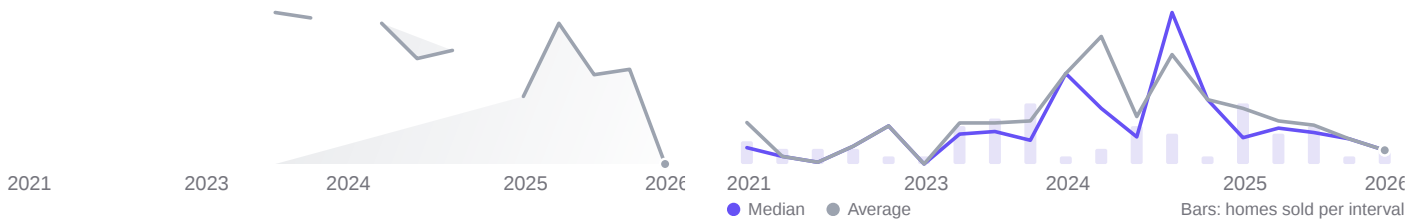
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

7 / 100

Sale prices

Median \$94K · Average \$94K

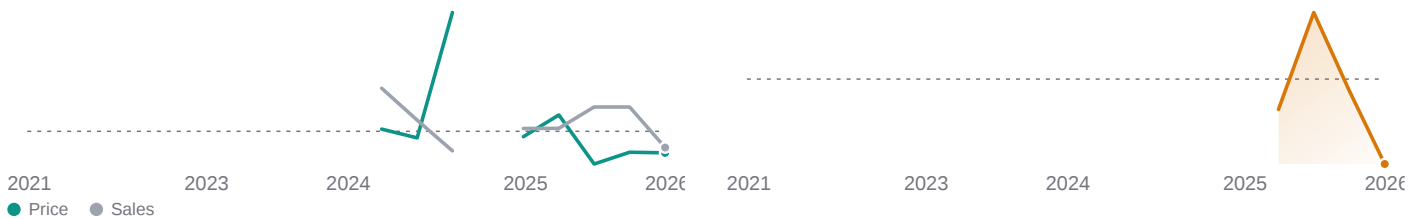


Growth (year over year)

Price -44.3% · Sales -33.3%

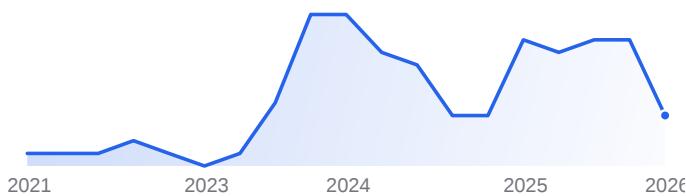
Sale premium vs estimated value

-13.1%



Annual turnover (share of homes sold)

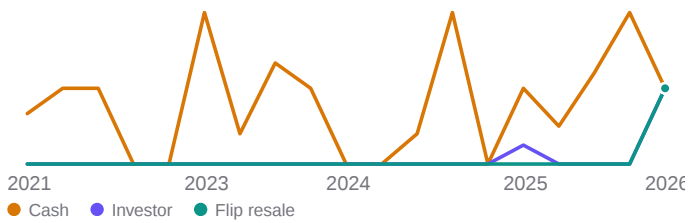
1.1%



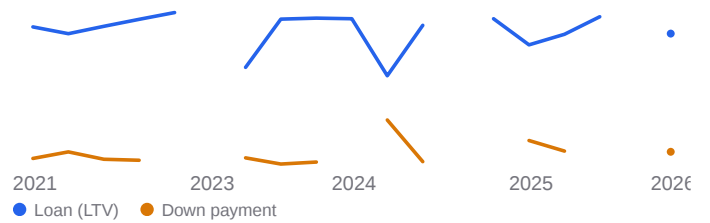
BUYERS & OUTCOMES

Buyer mix

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

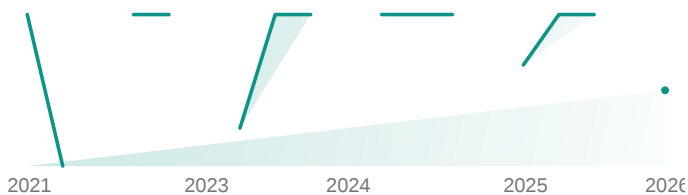


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



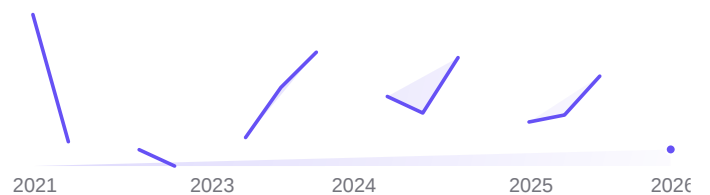
Sellers who sold at a gain

50%



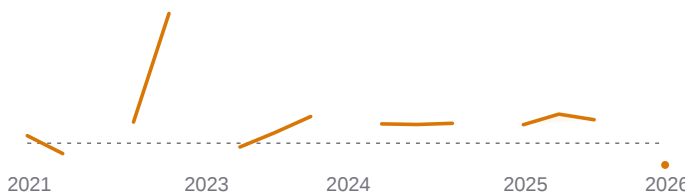
Typical hold before selling

2.9 yrs



Median annualized return at resale

-14.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,109
Median value (AVM)	\$159K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.2%
Owner occupied	81%
Company owned	12%
Median loan-to-value	16%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	3,286
Density	38 / mi²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	14
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	11.8%
Unemployment	1.8%
Average temp	46°F
Annual precip	33 in
Sunshine	50%

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