

Fremont 49412

ZIP code · MI · Michigan > Newaygo County > Fremont

BUYER'S MARKET

\$140K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



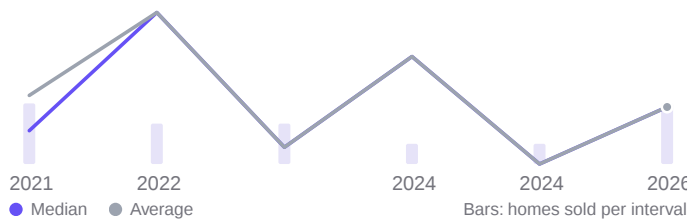
MARKET TRENDS (5 YEARS)

Sale prices

Median \$140K · Average \$140K

Growth (year over year)

Price +280.0% · Sales -75.0%

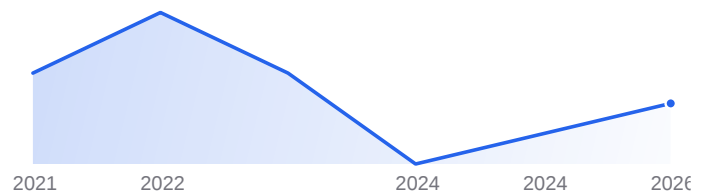
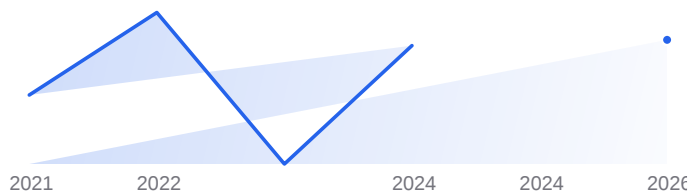


Price per square foot

\$164/ft²

Annual turnover (share of homes sold)

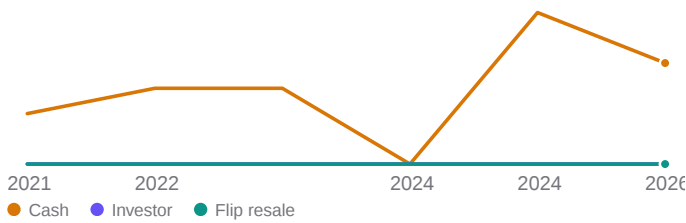
0.1%



BUYERS & OUTCOMES

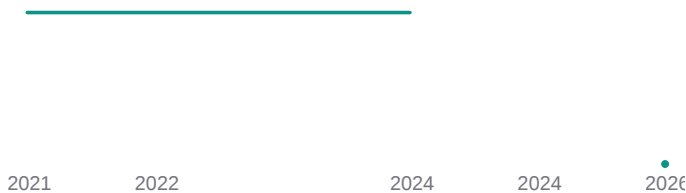
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



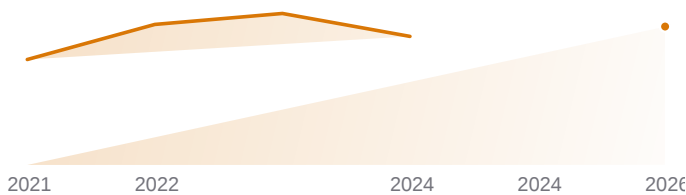
Sellers who sold at a gain

50%

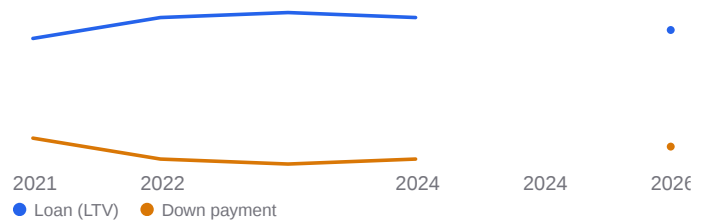


Median annualized return at resale

+11.2%

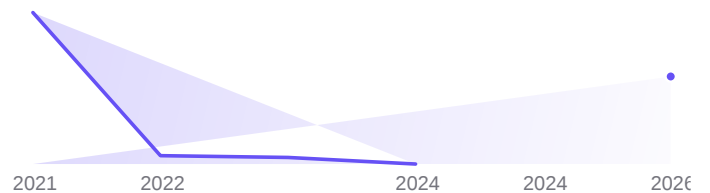


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



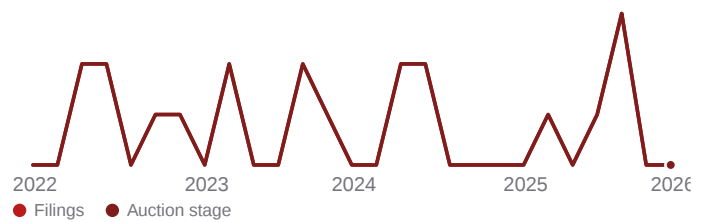
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,391
Median value (AVM)	\$236K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1966
Single family	90%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	0.6%
Owner occupied	84%
Company owned	16%
Median loan-to-value	2%

Typical ownership tenure

19.9 yrs

COMMUNITY

Population	13,102
Density	114 / mi²
Median household income	\$63K
Average household income	\$78K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	14
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	14.5%
Unemployment	1.5%
Average temp	46°F
Annual precip	36 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.