

Johannesburg 49751

ZIP code · MI · Michigan > Otsego County

BALANCED MARKET

\$190K

MEDIAN SALE PRICE

-7.3%

1-YR CHANGE

50

SALES (12 MO)

\$197K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

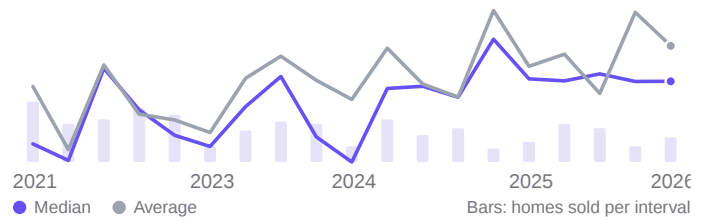
Market temperature (0–100)

51 / 100



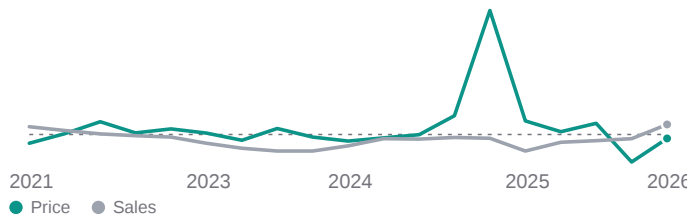
Sale prices

Median \$190K · Average \$229K



Growth (year over year)

Price -7.3% · Sales +19.0%



Sale premium vs estimated value

-5.5%



Annual turnover (share of homes sold)

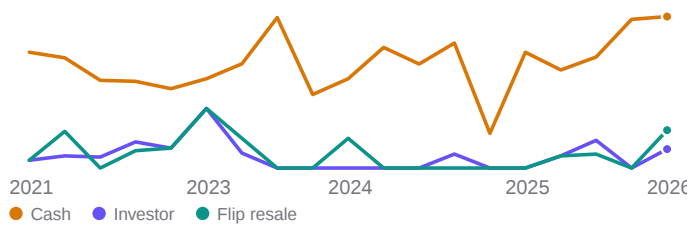
2.4%



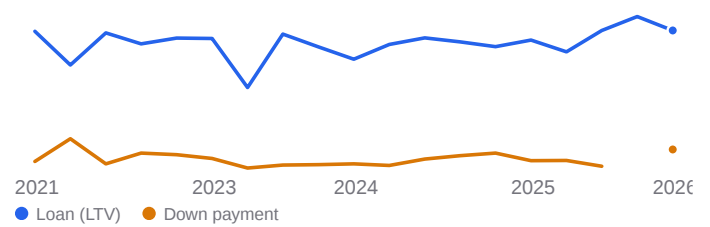
BUYERS & OUTCOMES

Buyer mix

Cash 73% · Investor 9.1% · Flip resale 18%

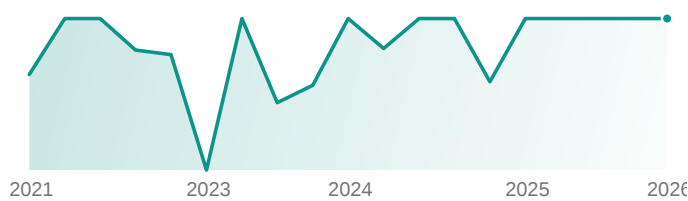


Financing (share of purchase price) Loan (LTV) 92% · Down payment 19%



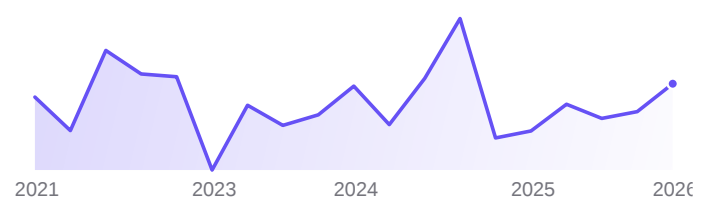
Sellers who sold at a gain

100%



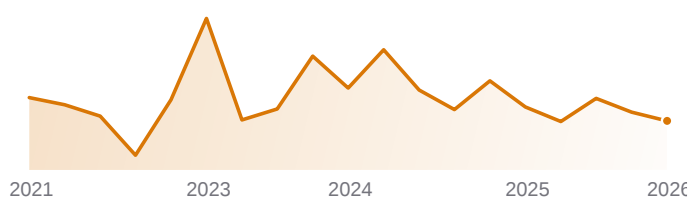
Typical hold before selling

5.1 yrs



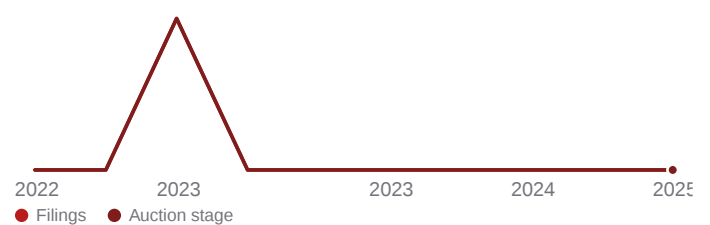
Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,101
Median value (AVM)	\$197K
Median size	962 ft²
Median bedrooms	2
Median year built	1978
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.1%
Owner occupied	51%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	2,436
Density	14 / mi²
Median household income	\$67K
Average household income	\$85K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	14
Homes occupied	51%
Bachelor's or higher	16%
Poverty rate	10.9%
Unemployment	1.5%
Average temp	43°F
Annual precip	33 in
Sunshine	49%

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.