Calhoun County, MI

County · MI · Michigan

SELLER'S MARKET

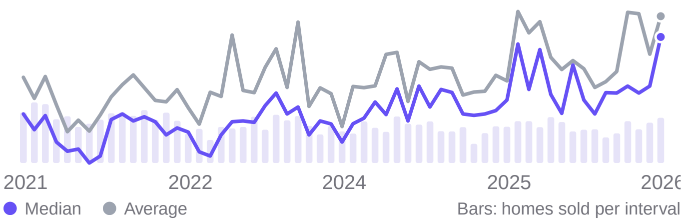
$190K	+2.2%	2,051	$174K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature Seller's market · 62 / 100

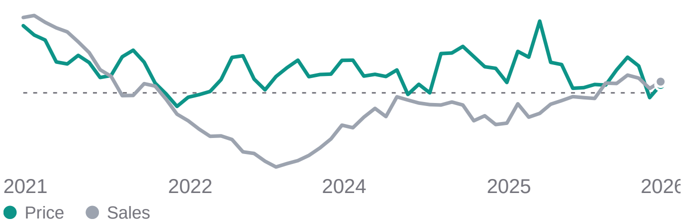
MARKET TRENDS (5 YEARS)

Market temperature (0–100) 62 / 100

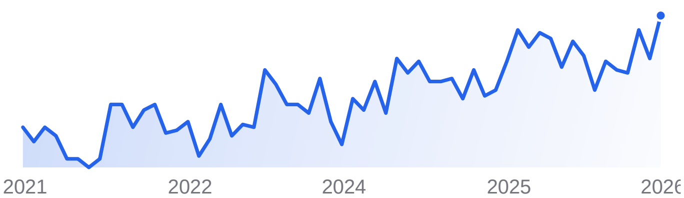
Sale prices Median $215K · Average $230K



Growth (year over year) Price +2.2% · Sales +3.2%

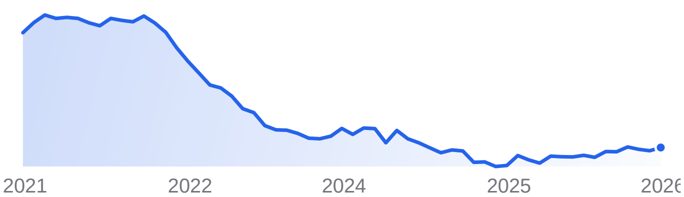


Price per square foot $158/ft²



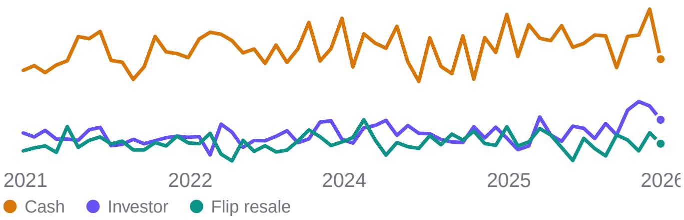
Sale premium vs estimated value -0.1%

Annual turnover (share of homes sold) 4.1%

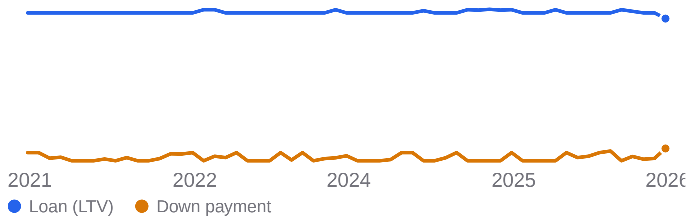


BUYERS & OUTCOMES

Buyer mix — Cash 27% · Investor 12% · Flip resale 5.7%

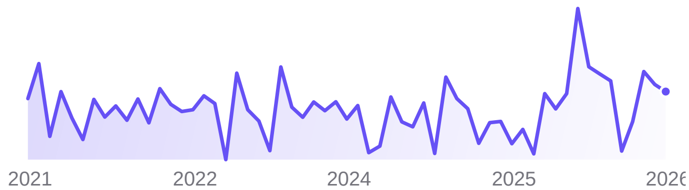


Financing (share of purchase price) — Loan (LTV) 92% · Down payment 13%

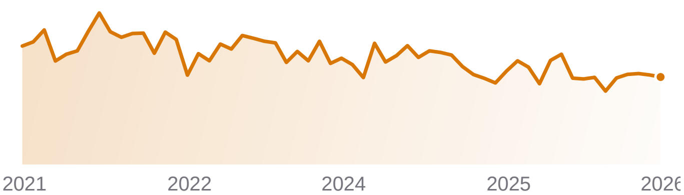


Sellers who sold at a gain — 87%

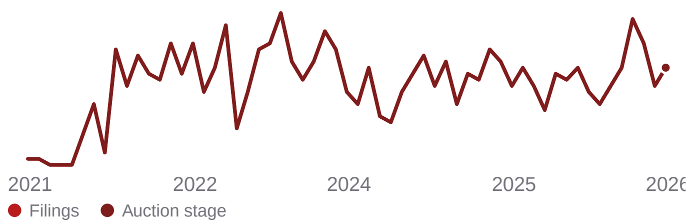
Typical hold before selling — 5.7 yrs



Median annualized return at resale — +6.7%



Preforeclosure filings — Filings 17 · Auction stage 17



HOUSING STOCK

Homes	**49,753**
Median value (AVM)	**$174K**
Median size	**1,340 ft²**
Median bedrooms	**3**
Median year built	**1953**
Single family	**89%**
Condos	**2.5%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**58%**
Underwater (LTV 125% or more)	**2.6%**
Owner occupied	**83%**
Company owned	**17%**
Median loan-to-value	**41%**

Typical ownership tenure	15.9 yrs

COMMUNITY

Population	134,364
Density	190 / mi²
Median household income	$60K
Average household income	$80K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	26
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	12.6%
Unemployment	1.4%
Average temp	48°F
Annual precip	36 in
Sunshine	51%

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.