

Cass County, MI

County · MI · Michigan

SELLER'S MARKET

\$264K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

741

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



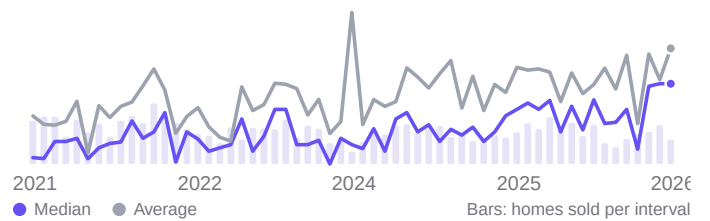
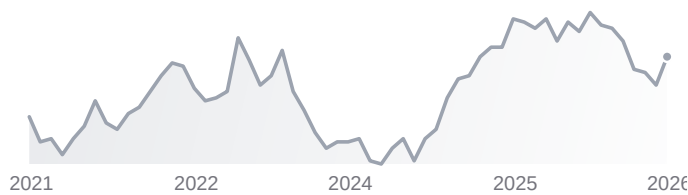
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$265K · Average \$320K

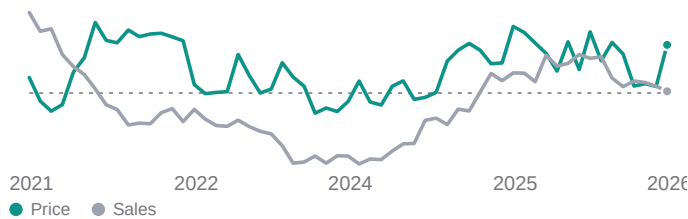


Growth (year over year)

Price +15.5% · Sales +0.5%

Price per square foot

\$192/ft²

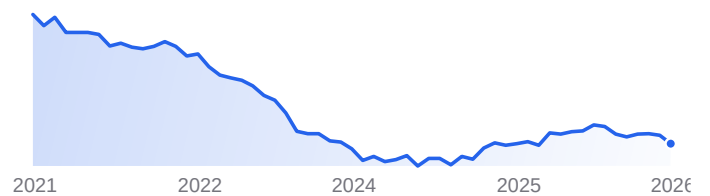


Sale premium vs estimated value

+9.1%

Annual turnover (share of homes sold)

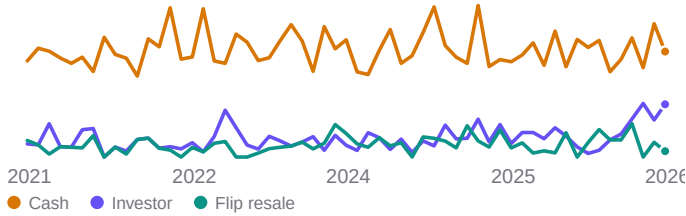
2.9%



BUYERS & OUTCOMES

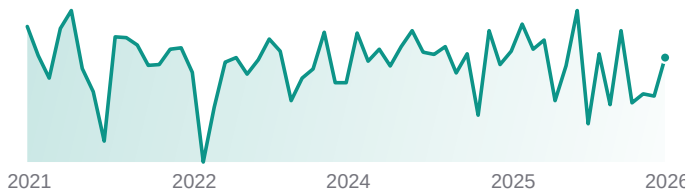
Buyer mix

Cash 38% · Investor 19% · Flip resale 2.1%



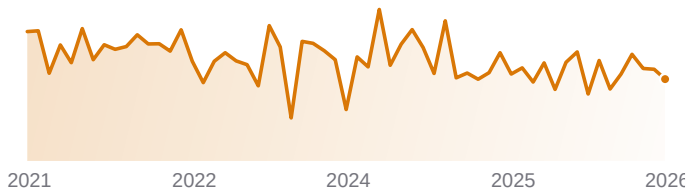
Sellers who sold at a gain

91%

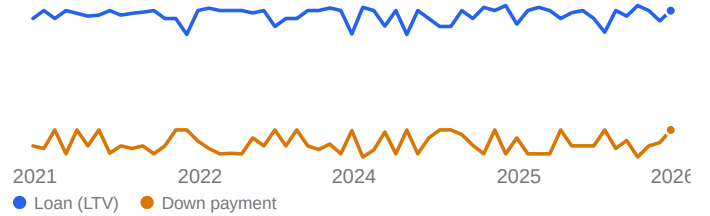


Median annualized return at resale

+6.8%

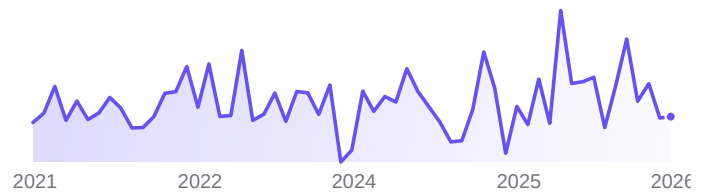


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	25,587
Median value (AVM)	\$224K
Median size	1,410 ft²
Median bedrooms	3
Median year built	1965
Single family	94%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.6%
Owner occupied	86%
Company owned	22%
Median loan-to-value	26%

Typical ownership tenure

20.5 yrs

COMMUNITY

Population	51,898
Density	106 / mi²
Median household income	\$67K
Average household income	\$92K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	24
Homes occupied	82%
Bachelor's or higher	12%
Poverty rate	14.4%
Unemployment	1.4%
Average temp	49°F
Annual precip	39 in
Sunshine	46%

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.