

Mason County, MI

County · MI · Michigan

BALANCED MARKET

\$285K

MEDIAN SALE PRICE

+11.0%

1-YR CHANGE

370

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

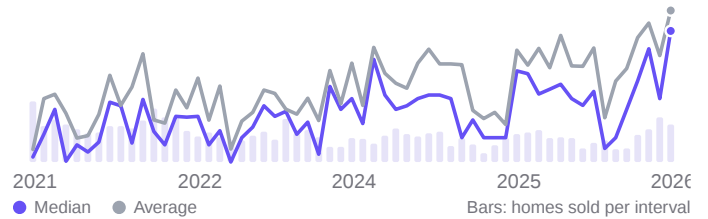
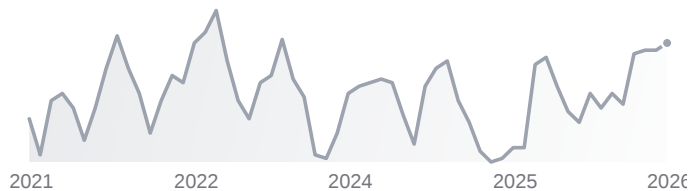
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$325K · Average \$354K

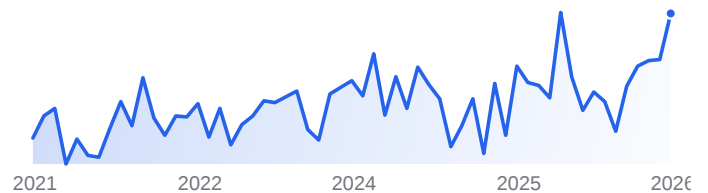
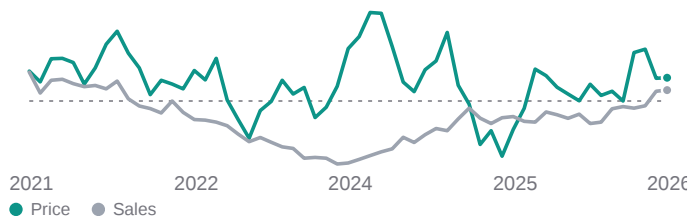


Growth (year over year)

Price +11.0% · Sales +5.1%

Price per square foot

\$261/ft²

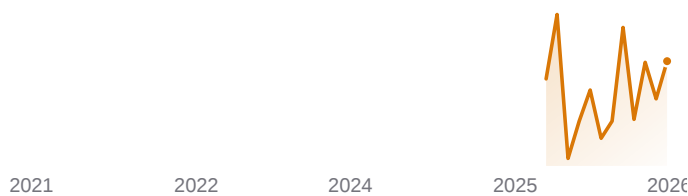


Sale premium vs estimated value

+33.5%

Annual turnover (share of homes sold)

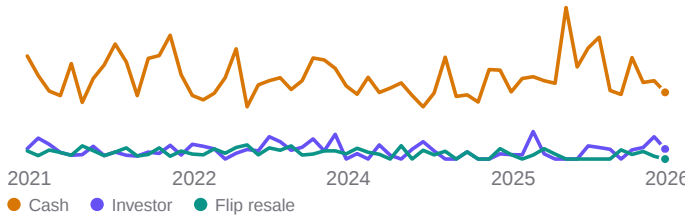
2.3%



BUYERS & OUTCOMES

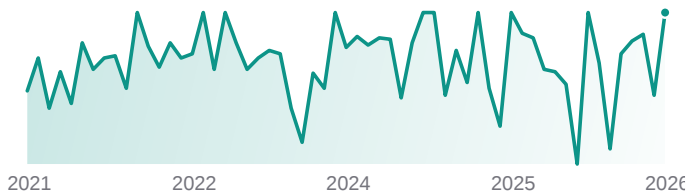
Buyer mix

Cash 43% · Investor 6.4% · Flip resale 0%



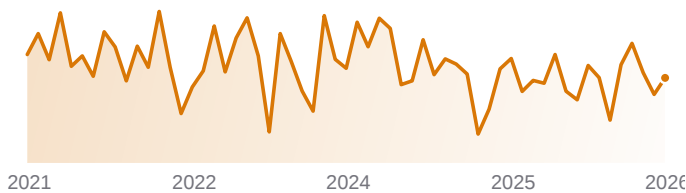
Sellers who sold at a gain

100%

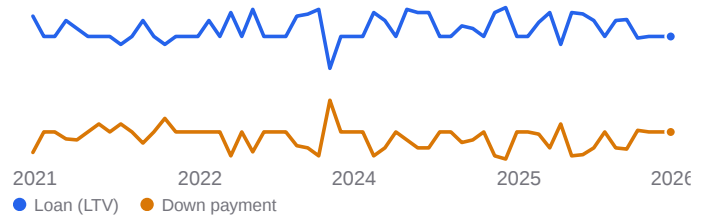


Median annualized return at resale

+8.4%

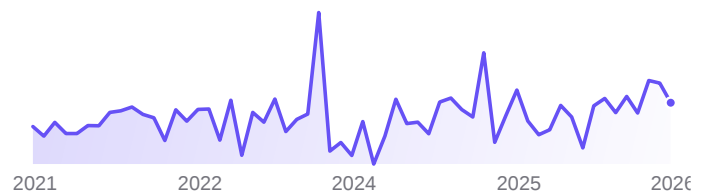


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



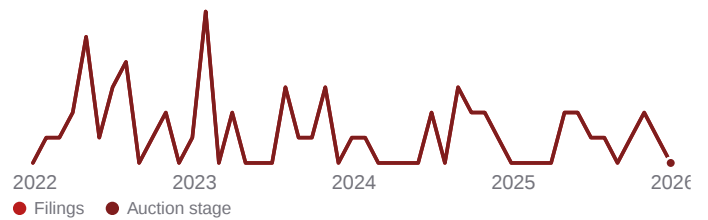
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	16,155
Median value (AVM)	\$182K
Median size	1,356 ft²
Median bedrooms	3
Median year built	1970
Single family	95%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	5.3%
Owner occupied	67%
Company owned	13%
Median loan-to-value	21%

Typical ownership tenure

23.7 yrs

COMMUNITY

Population	29,265
Density	59 / mi²
Median household income	\$64K
Average household income	\$83K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	14
Homes occupied	73%
Bachelor's or higher	16%
Poverty rate	12.0%
Unemployment	1.5%
Average temp	46°F
Annual precip	34 in
Sunshine	50%

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.