

# Morley

City · MI · Michigan > Mecosta County

BALANCED MARKET

**\$195K**

MEDIAN SALE PRICE

**+60.3%**

1-YR CHANGE

**51**

SALES (12 MO)

**\$161K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

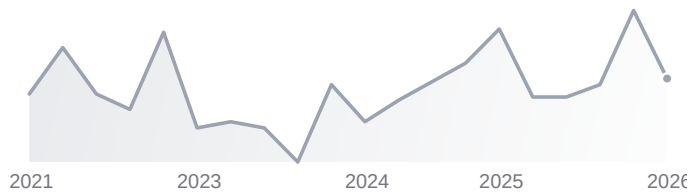
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

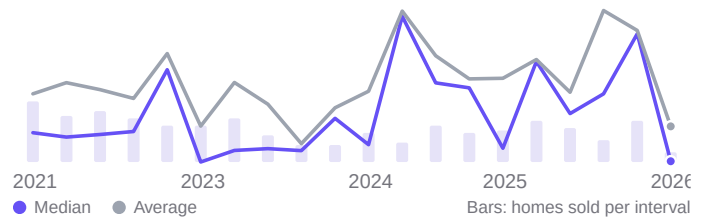
Market temperature (0–100)

54 / 100



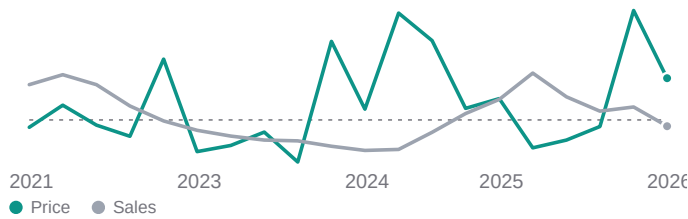
Sale prices

Median \$70K · Average \$117K



Growth (year over year)

Price +60.3% · Sales -8.9%



Price per square foot

\$34/ft²



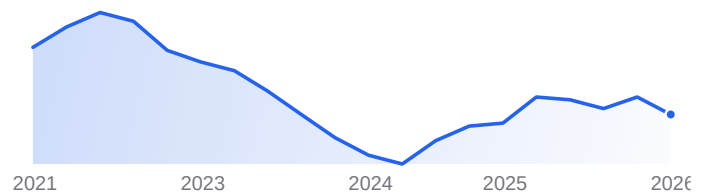
Sale premium vs estimated value

-64.6%



Annual turnover (share of homes sold)

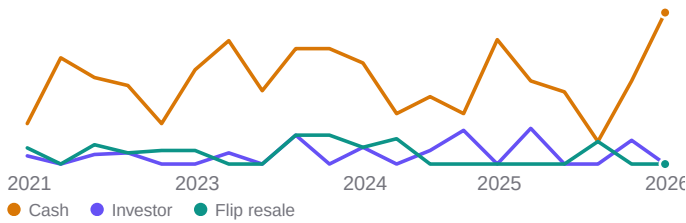
3.0%



## BUYERS & OUTCOMES

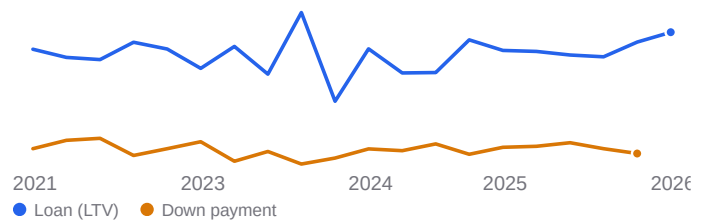
### Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



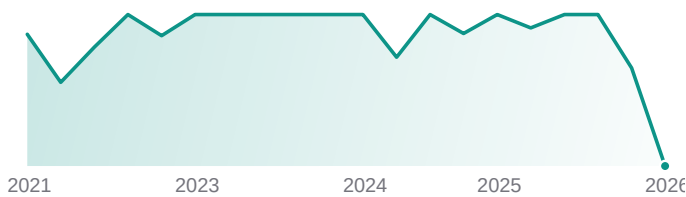
### Financing (share of purchase price)

Loan (LTV) 101% · Down payment 8.4%



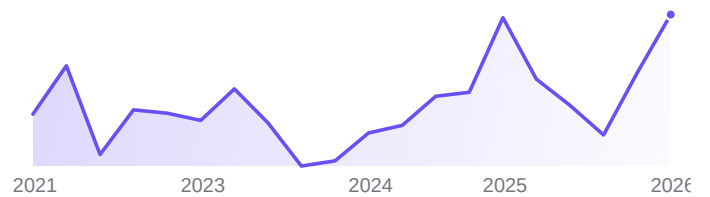
### Sellers who sold at a gain

33%



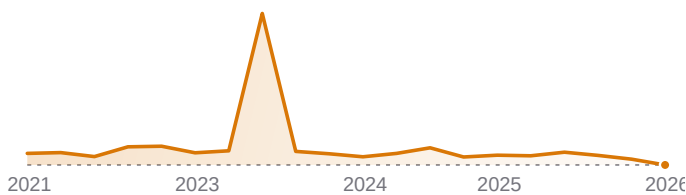
### Typical hold before selling

11.8 yrs



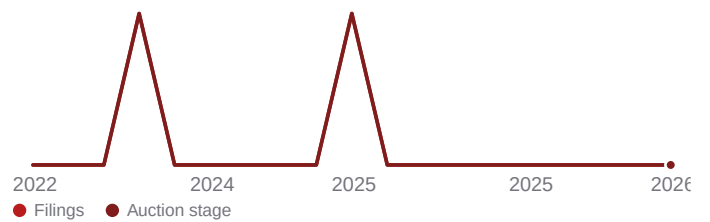
### Median annualized return at resale

-0.1%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,719     |
| Median value (AVM) | \$161K    |
| Median size        | 1,422 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1987      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 73%      |
| Underwater (LTV 125% or more) | 2.6%     |
| Owner occupied                | 77%      |
| Company owned                 | 9.9%     |
| Median loan-to-value          | 12%      |
| Typical ownership tenure      | 21.7 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>534</b>       |
| Density                          | <b>597 / mi²</b> |
| Median household income          | <b>\$47K</b>     |
| Average household income         | <b>\$67K</b>     |
| Crime index (US avg 100)         | <b>72</b>        |
| Air pollution index (US avg 100) | <b>83</b>        |
| Earthquake index (US avg 100)    | <b>13</b>        |
| Homes occupied                   | <b>93%</b>       |
| Bachelor's or higher             | <b>8%</b>        |
| Poverty rate                     | <b>18.2%</b>     |
| Unemployment                     | <b>1.7%</b>      |
| Average temp                     | <b>46°F</b>      |
| Annual precip                    | <b>35 in</b>     |
| Sunshine                         | <b>50%</b>       |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.