

Cass City 48726

ZIP code · MI · Michigan > Tuscola County > Cass City

SELLER'S MARKET

\$164K

MEDIAN SALE PRICE

+32.1%

1-YR CHANGE

77

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



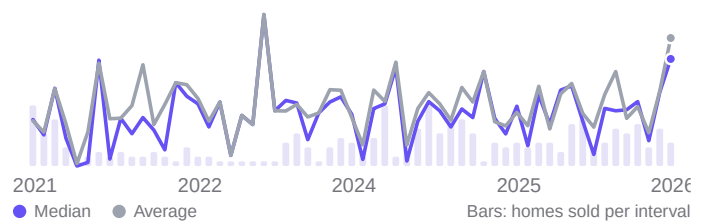
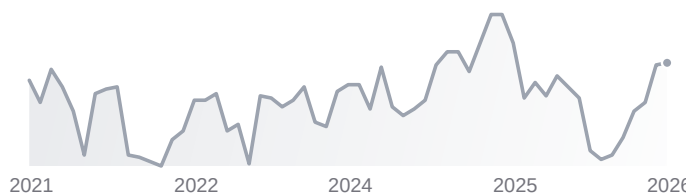
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$248K · Average \$293K

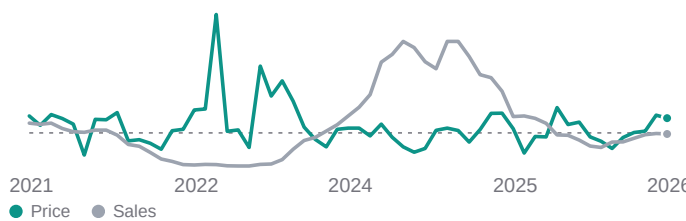


Growth (year over year)

Price +32.1% · Sales -2.5%

Price per square foot

\$155/ft²

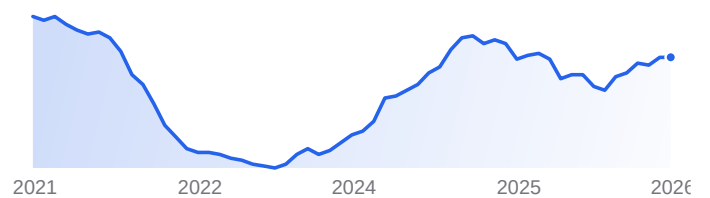


Sale premium vs estimated value

+30.3%

Annual turnover (share of homes sold)

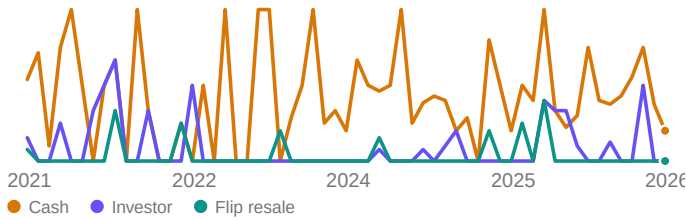
3.4%



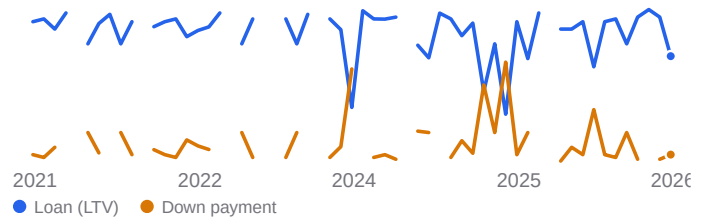
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

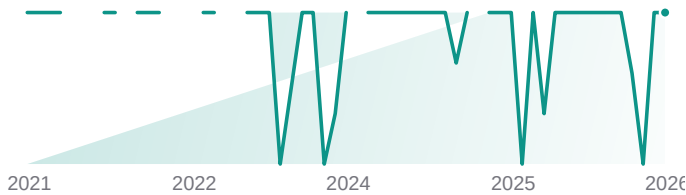


Financing (share of purchase price) Loan (LTV) 72% · Down payment 5.0%



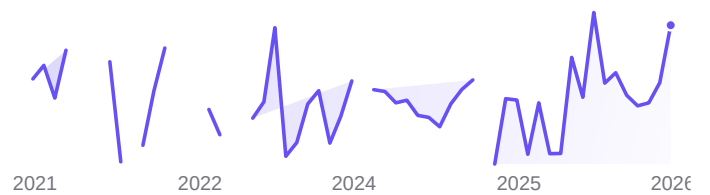
Sellers who sold at a gain

100%



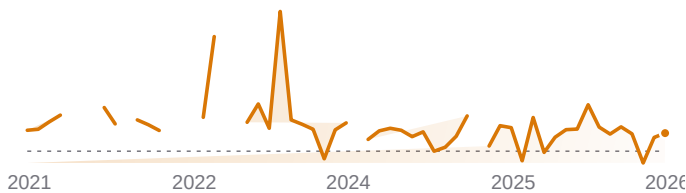
Typical hold before selling

10.4 yrs



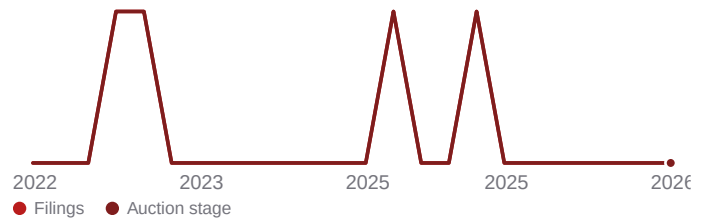
Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,274
Median value (AVM)	\$135K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1965
Single family	96%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.8%
Owner occupied	90%
Company owned	6.1%
Median loan-to-value	26%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	6,472
Density	50 / mi²
Median household income	\$63K
Average household income	\$79K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	16
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	10.2%
Unemployment	1.7%
Average temp	47°F
Annual precip	32 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.