

Vassar 48768

ZIP code · MI · Michigan > Tuscola County > Vassar

BALANCED MARKET

\$174K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

161

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



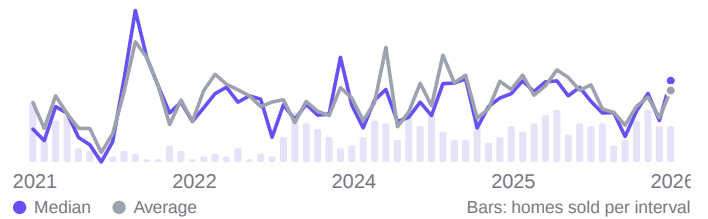
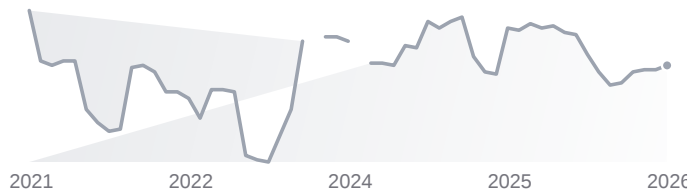
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$216K · Average \$193K

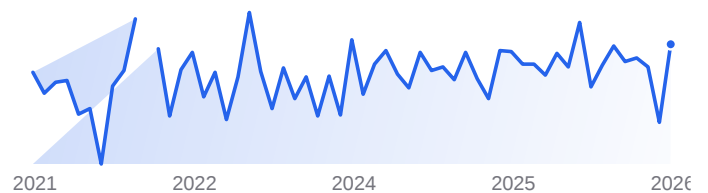
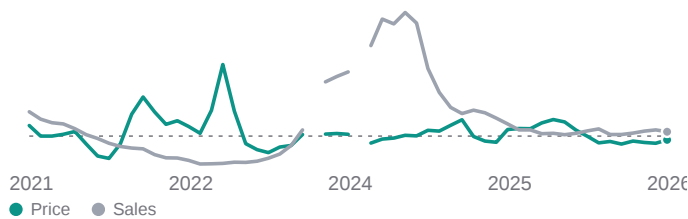


Growth (year over year)

Price -11.3% · Sales +12.6%

Price per square foot

\$144/ft²

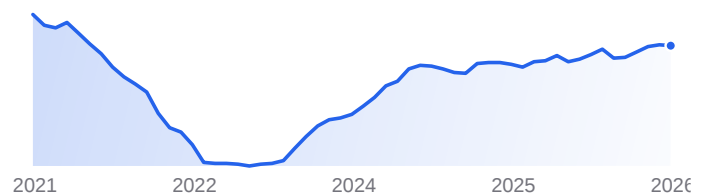
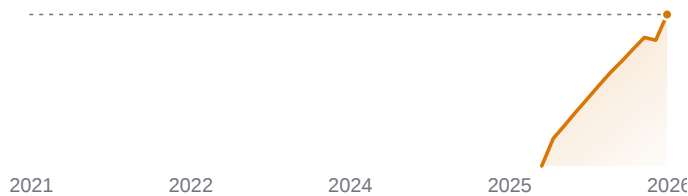


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

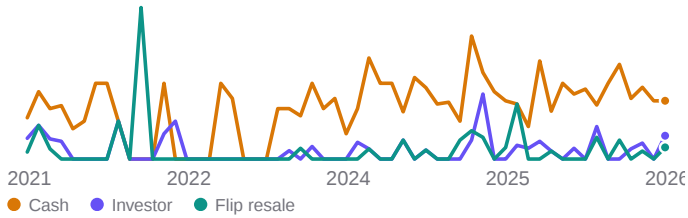
4.0%



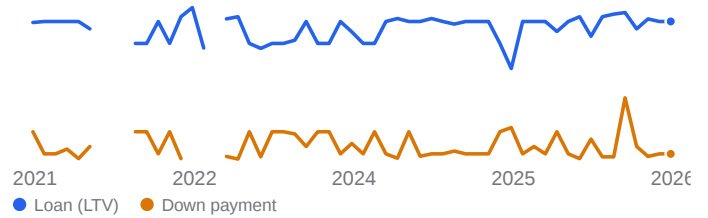
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 15% · Flip resale 7.7%

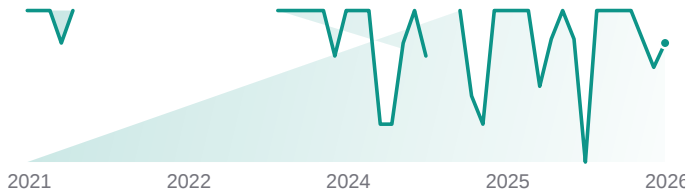


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Sellers who sold at a gain

86%



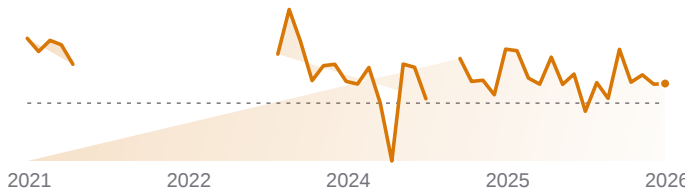
Typical hold before selling

5.0 yrs



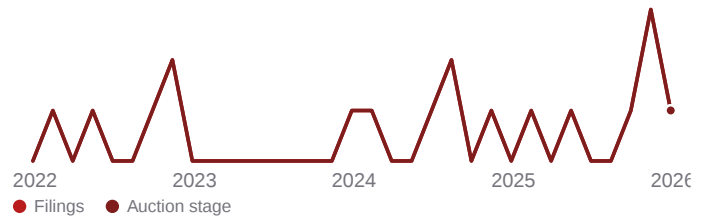
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,021
Median value (AVM)	\$163K
Median size	1,388 ft²
Median bedrooms	3
Median year built	1972
Single family	99%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.6%
Owner occupied	92%
Company owned	3.8%
Median loan-to-value	31%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	10,308
Density	96 / mi²
Median household income	\$63K
Average household income	\$77K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	13
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	12.3%
Unemployment	1.8%
Average temp	48°F
Annual precip	32 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.