

Carson City 48811

ZIP code · MI · Michigan > Montcalm County > Carson City

BUYER'S MARKET

\$118K

MEDIAN SALE PRICE

-40.8%

1-YR CHANGE

34

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



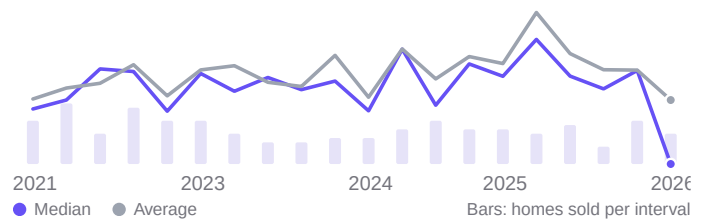
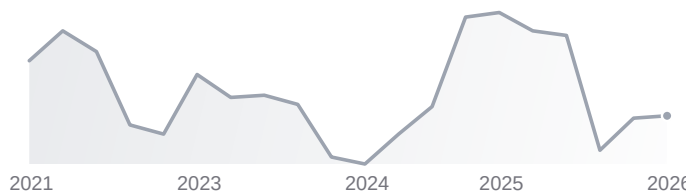
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$45K · Average \$132K

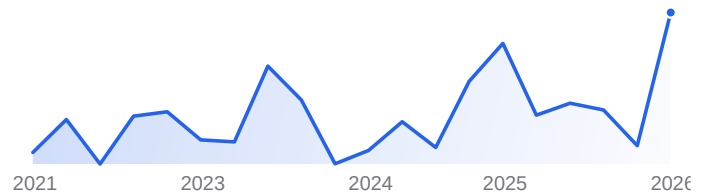
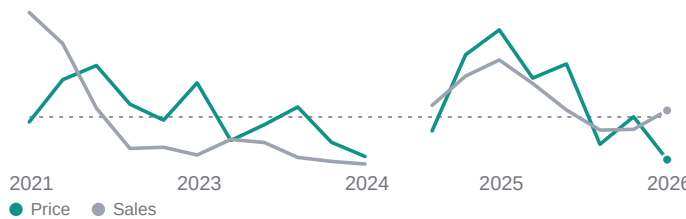


Growth (year over year)

Price -40.8% · Sales +6.3%

Price per square foot

\$162/ft²

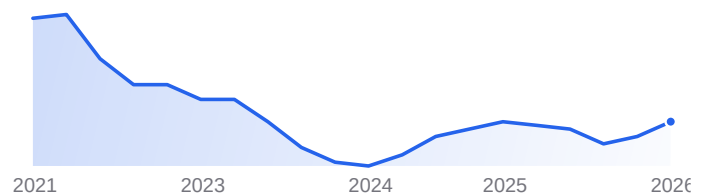


Sale premium vs estimated value

-52.7%

Annual turnover (share of homes sold)

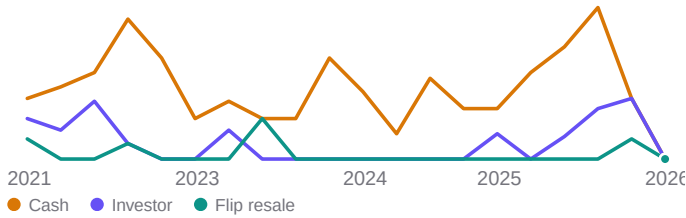
3.1%



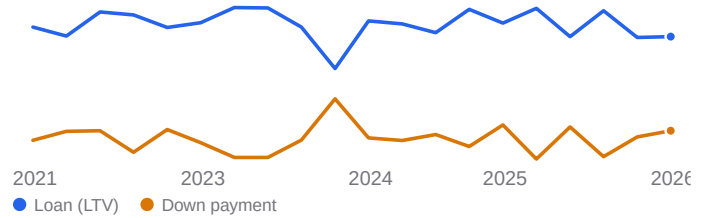
BUYERS & OUTCOMES

Buyer mix

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

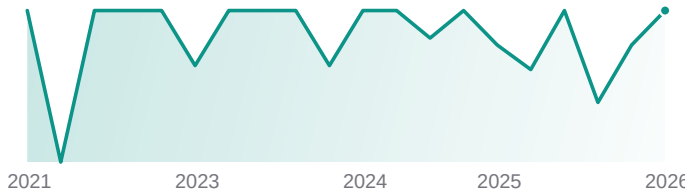


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



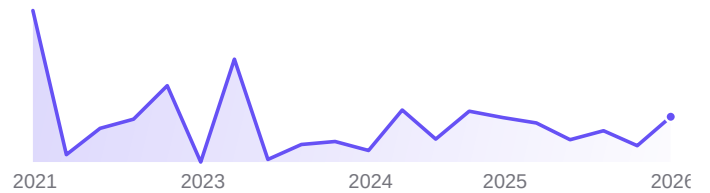
Sellers who sold at a gain

100%



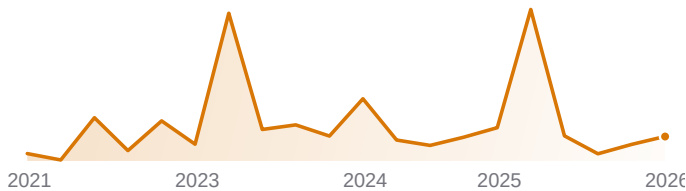
Typical hold before selling

5.3 yrs



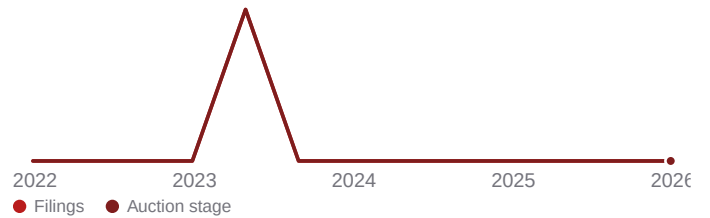
Median annualized return at resale

+8.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,080
Median value (AVM)	\$170K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	71%
Company owned	13%
Median loan-to-value	21%
Typical ownership tenure	18.5 yrs

COMMUNITY

Population	6,609
Density	107 / mi²
Median household income	\$62K
Average household income	\$105K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	15
Homes occupied	93%
Bachelor's or higher	7%
Poverty rate	6.9%
Unemployment	1.3%
Average temp	47°F
Annual precip	33 in
Sunshine	48%

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.