

McBrides 48852

ZIP code · MI · Michigan > Montcalm County

\$113K

MEDIAN SALE PRICE

-33.6%

1-YR CHANGE

4

SALES (12 MO)

\$115K

MEDIAN VALUE (AVM)

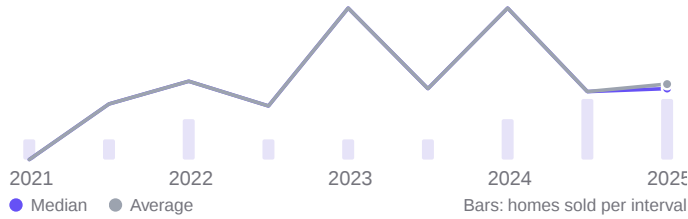
MARKET TRENDS (5 YEARS)

Sale prices

Median \$105K · Average \$108K

Growth (year over year)

Price -33.6% · Sales -33.3%

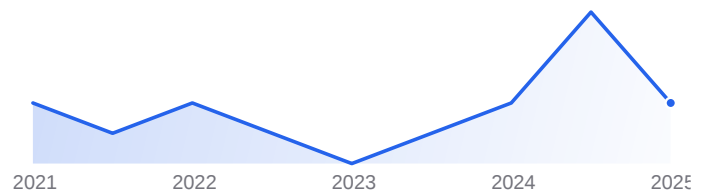


Price per square foot

\$84/ft²

Annual turnover (share of homes sold)

4.7%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 33%



Sellers who sold at a gain

0%

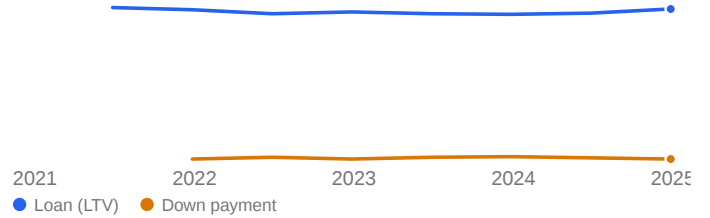


Median annualized return at resale

+17.5%

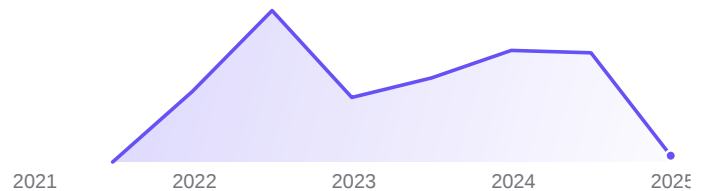


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



Typical hold before selling

0.9 yrs



HOUSING STOCK

Homes	86
Median value (AVM)	\$115K
Median size	1,206 ft²
Median bedrooms	3
Median year built	1930
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	5.8%
Owner occupied	36%
Company owned	13%
Median loan-to-value	36%
Typical ownership tenure	18.4 yrs

COMMUNITY

Population	7
Density	34 / mi ²
Median household income	\$55K
Average household income	\$63K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	19
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	18.6%
Unemployment	1.4%
Average temp	46°F
Annual precip	33 in
Sunshine	46%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.