

Mason 48854

ZIP code · MI · Michigan > Ingham County > Mason

SELLER'S MARKET

\$286K

MEDIAN SALE PRICE

+12.9%

1-YR CHANGE

285

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

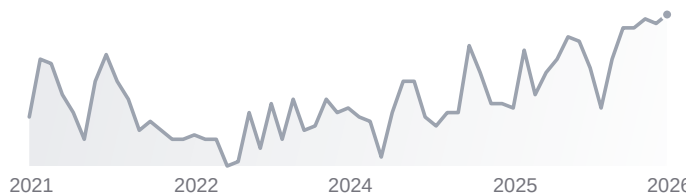
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

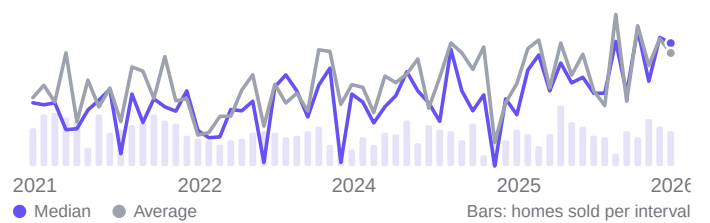
Market temperature (0-100)

70 / 100



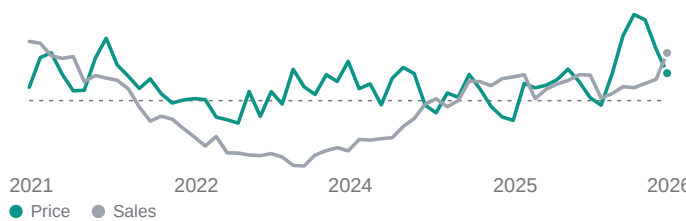
Sale prices

Median \$300K · Average \$288K



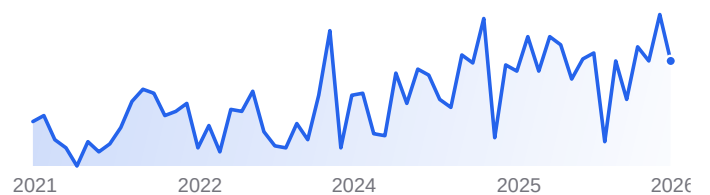
Growth (year over year)

Price +12.9% · Sales +22.3%



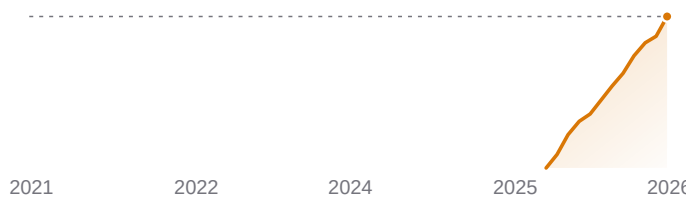
Price per square foot

\$180/ft²



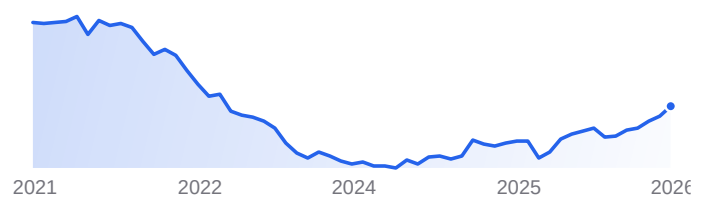
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

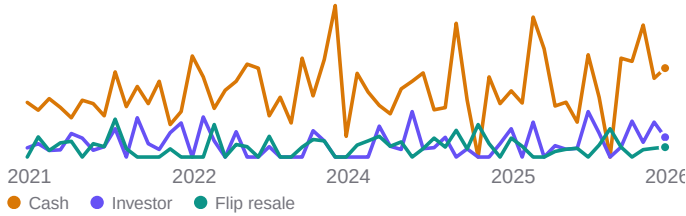
3.9%



BUYERS & OUTCOMES

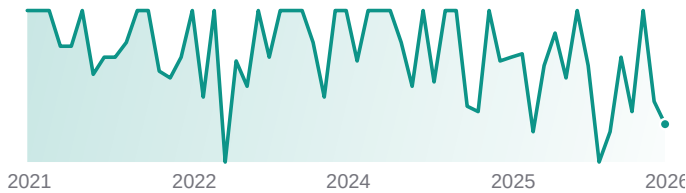
Buyer mix

Cash 39% · Investor 8.7% · Flip resale 4.3%



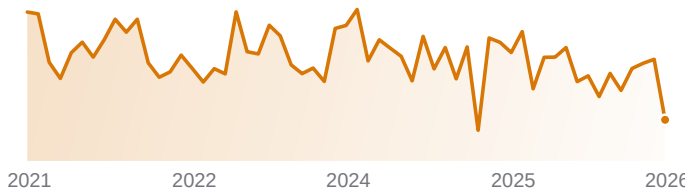
Sellers who sold at a gain

81%

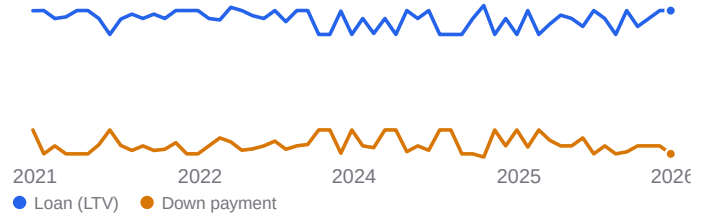


Median annualized return at resale

+2.8%



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



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,232
Median value (AVM)	\$269K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1977
Single family	85%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.7%
Owner occupied	90%
Company owned	14%
Median loan-to-value	49%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	22,123
Density	198 / mi ²
Median household income	\$87K
Average household income	\$105K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	25
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	6.0%
Unemployment	1.4%
Average temp	48°F
Annual precip	33 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.