

Mount Pleasant 48858

ZIP code · MI · Michigan > Isabella County > Mount Pleasant

SELLER'S MARKET

\$203K

MEDIAN SALE PRICE

+207.6%

1-YR CHANGE

52

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

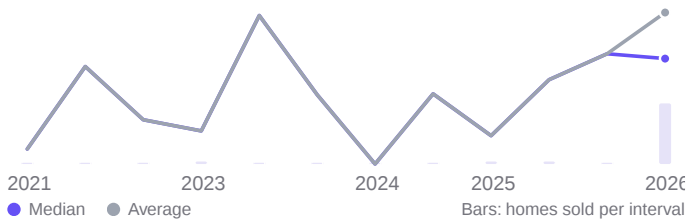
MARKET TRENDS (5 YEARS)

Sale prices

Median \$215K · Average \$305K

Growth (year over year)

Price +207.6% · Sales +1200.0%

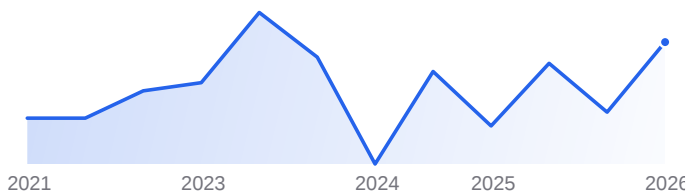


Price per square foot

\$131/ft²

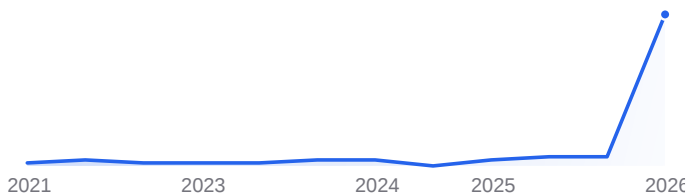
Sale premium vs estimated value

-1.4%



Annual turnover (share of homes sold)

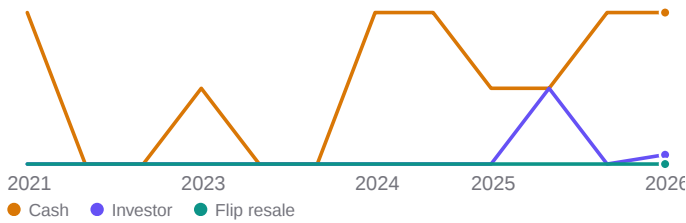
0.5%



BUYERS & OUTCOMES

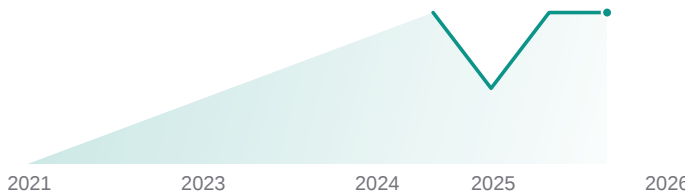
Buyer mix

Cash 100% · Investor 6.1% · Flip resale 0%



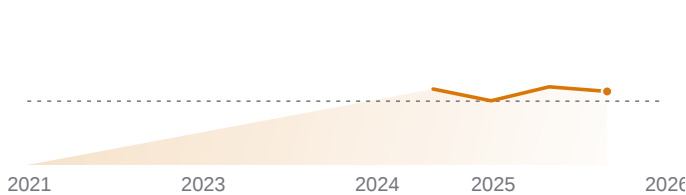
Sellers who sold at a gain

100%

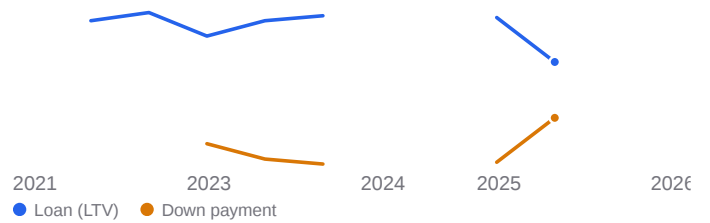


Median annualized return at resale

+2.9%

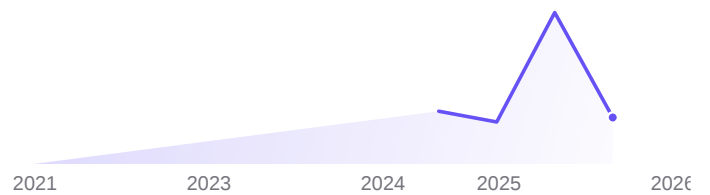


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,386
Median value (AVM)	\$223K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1960
Single family	87%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.4%
Owner occupied	78%
Company owned	26%
Median loan-to-value	3%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	43,359
Density	250 / mi²
Median household income	\$52K
Average household income	\$70K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	18
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	22.7%
Unemployment	1.6%
Average temp	46°F
Annual precip	32 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.