

Shepherd 48883

ZIP code · MI · Michigan > Isabella County > Shepherd

BUYER'S MARKET

\$61K

MEDIAN SALE PRICE

31

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



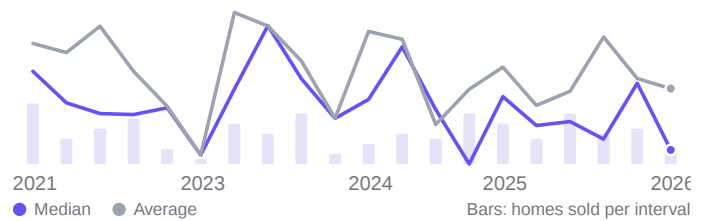
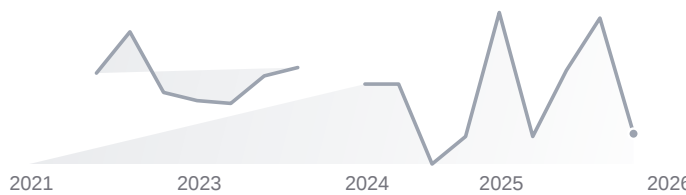
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$86K · Average \$157K

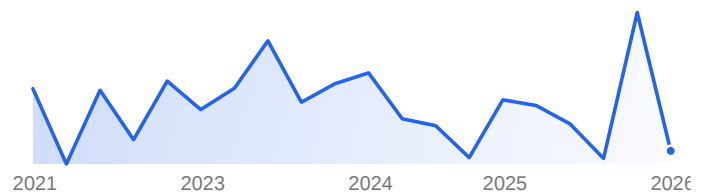
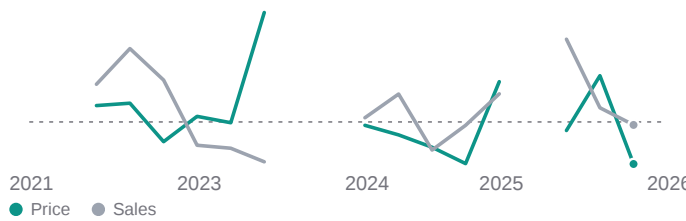


Growth (year over year)

Price -47.9% · Sales -3.4%

Price per square foot

\$73/ft²

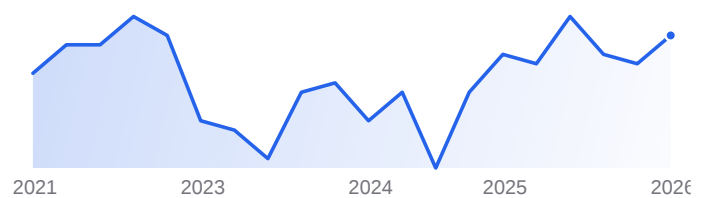
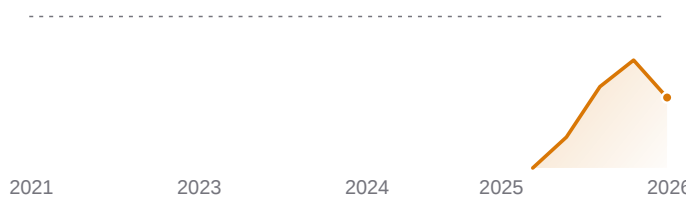


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

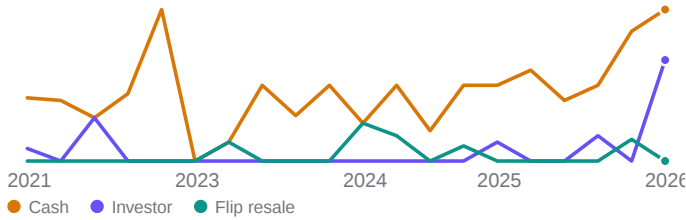
1.2%



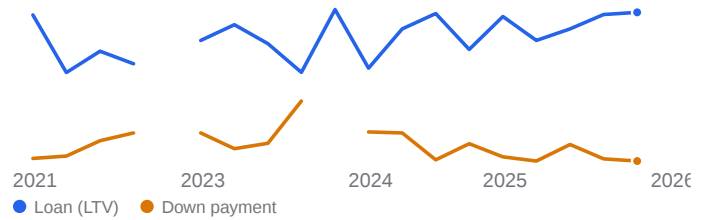
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 67% · Flip resale 0%

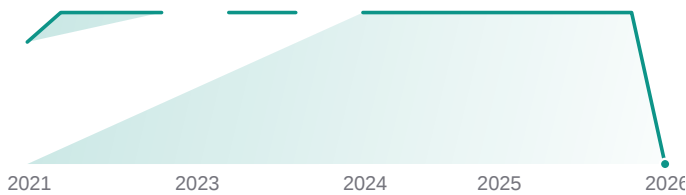


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



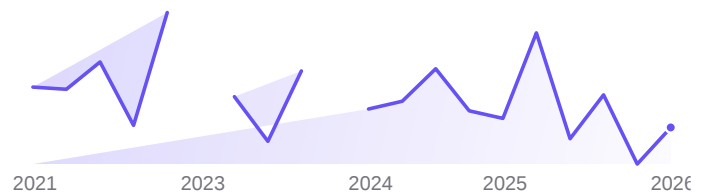
Sellers who sold at a gain

0%



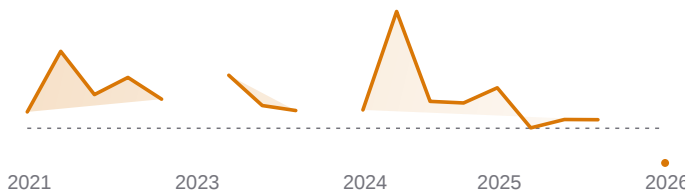
Typical hold before selling

2.8 yrs



Median annualized return at resale

-13.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,622
Median value (AVM)	\$195K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1988
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.9%
Owner occupied	86%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	7,537
Density	65 / mi²
Median household income	\$68K
Average household income	\$81K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	12
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	9.9%
Unemployment	1.6%
Average temp	47°F
Annual precip	32 in
Sunshine	50%

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.