

Marcellus 49067

ZIP code · MI · Michigan > Cass County > Marcellus

BALANCED MARKET

\$203K

MEDIAN SALE PRICE

+30.7%

1-YR CHANGE

74

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

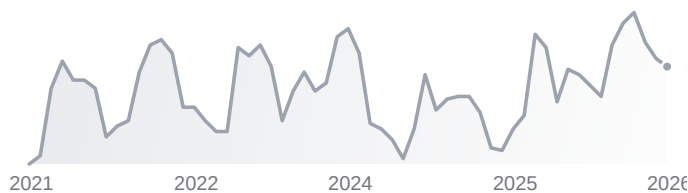
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

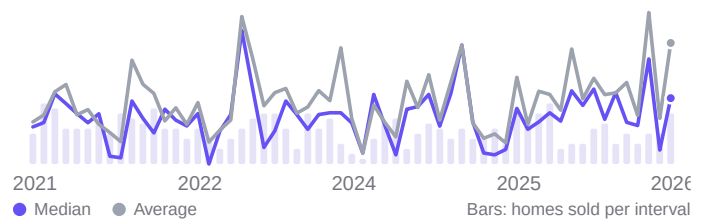
Market temperature (0–100)

56 / 100



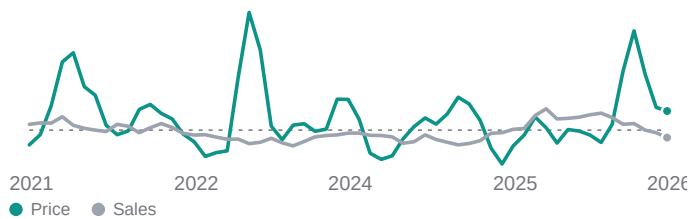
Sale prices

Median \$215K · Average \$366K



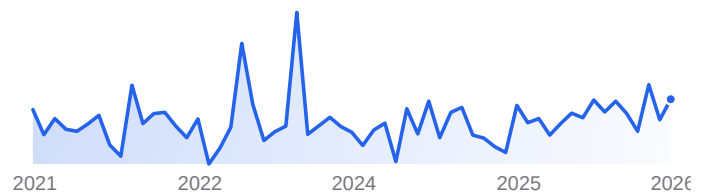
Growth (year over year)

Price +30.7% · Sales -11.9%



Price per square foot

\$192/ft²



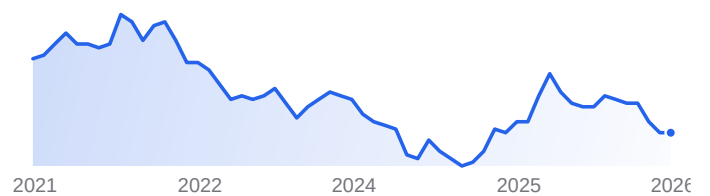
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

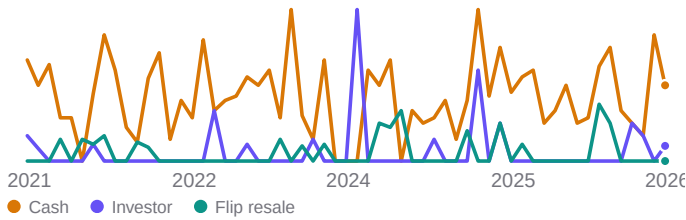
3.3%



BUYERS & OUTCOMES

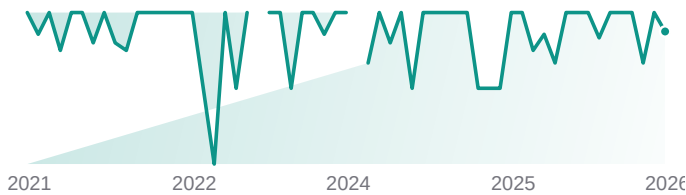
Buyer mix

Cash 50% · Investor 10% · Flip resale 0%



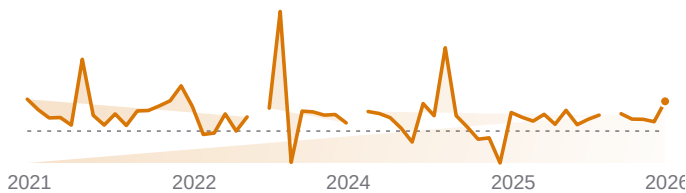
Sellers who sold at a gain

88%

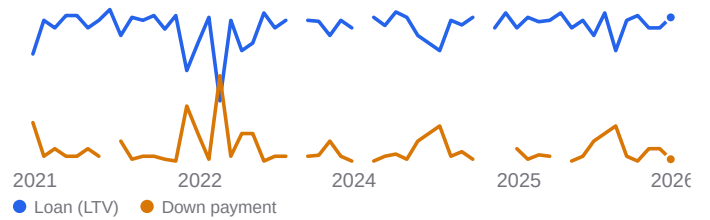


Median annualized return at resale

+16.6%

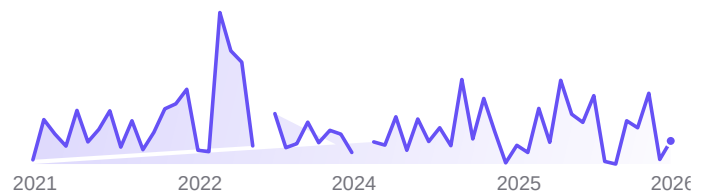


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



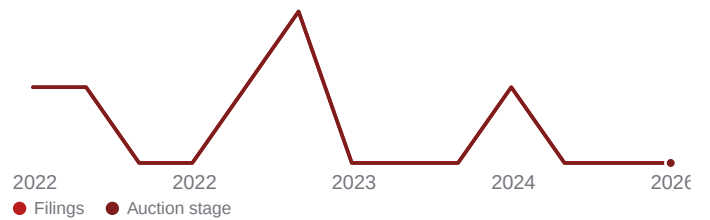
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,230
Median value (AVM)	\$198K
Median size	1,423 ft²
Median bedrooms	3
Median year built	1967
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.9%
Owner occupied	85%
Company owned	19%
Median loan-to-value	20%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	4,649
Density	51 / mi²
Median household income	\$74K
Average household income	\$87K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	21
Homes occupied	82%
Bachelor's or higher	12%
Poverty rate	11.2%
Unemployment	1.5%
Average temp	49°F
Annual precip	38 in
Sunshine	46%

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.