

Vandalia 49095

ZIP code · MI · Michigan > Cass County > Vandalia

BALANCED MARKET

\$333K

MEDIAN SALE PRICE

+43.6%

1-YR CHANGE

26

SALES (12 MO)

\$239K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



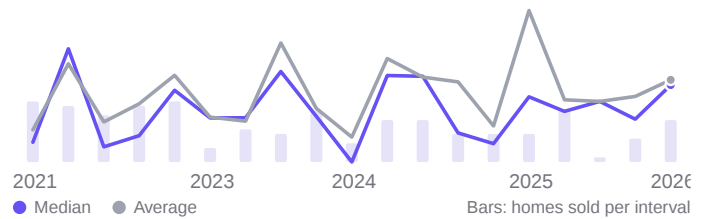
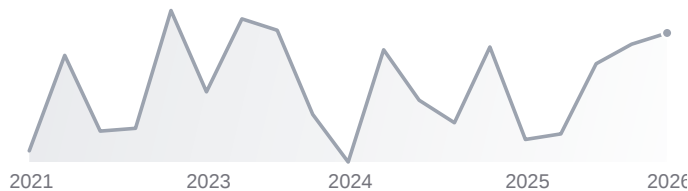
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$277K · Average \$294K

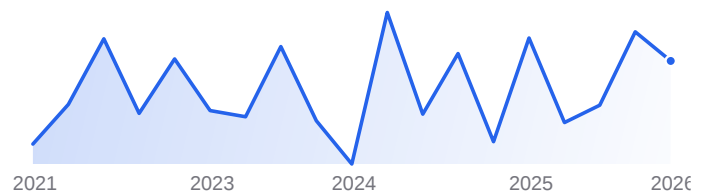
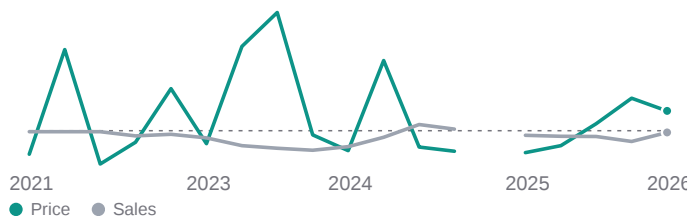


Growth (year over year)

Price +43.6% · Sales -3.7%

Price per square foot

\$255/ft²



Sale premium vs estimated value

+39.9%

Annual turnover (share of homes sold)

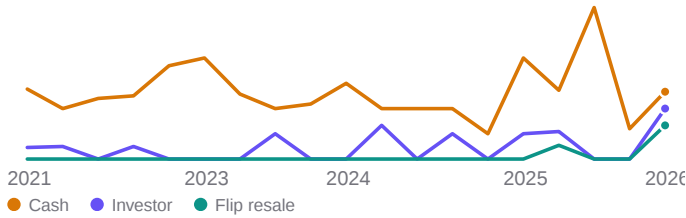
1.7%



BUYERS & OUTCOMES

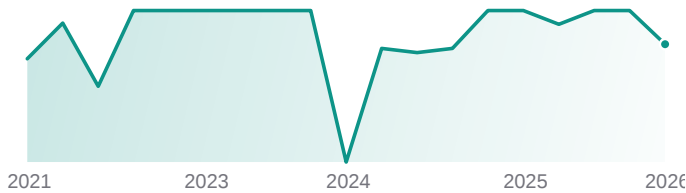
Buyer mix

Cash 44% · Investor 33% · Flip resale 22%



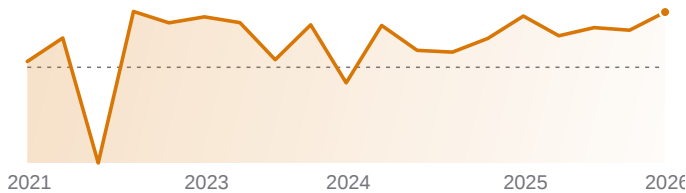
Sellers who sold at a gain

78%

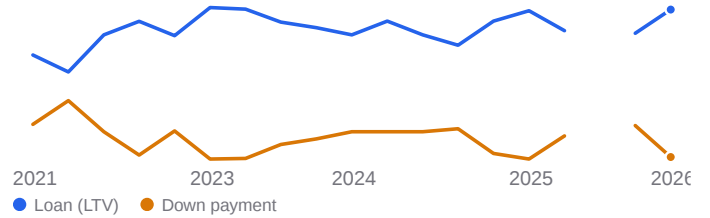


Median annualized return at resale

+12.2%

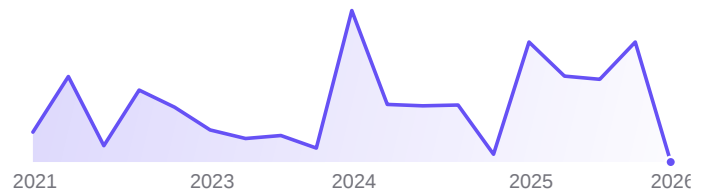


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.2%



Typical hold before selling

1.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,565
Median value (AVM)	\$239K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1966
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	5.5%
Owner occupied	75%
Company owned	26%
Median loan-to-value	10%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,660
Density	54 / mi²
Median household income	\$72K
Average household income	\$98K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	27
Homes occupied	72%
Bachelor's or higher	11%
Poverty rate	9.7%
Unemployment	1.4%
Average temp	49°F
Annual precip	38 in
Sunshine	46%

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.