

Edwardsburg 49112

ZIP code · MI · Michigan > Cass County > Edwardsburg

SELLER'S MARKET

\$318K

MEDIAN SALE PRICE

+20.9%

1-YR CHANGE

134

SALES (12 MO)

\$256K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

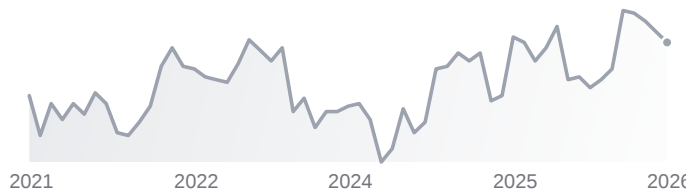
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

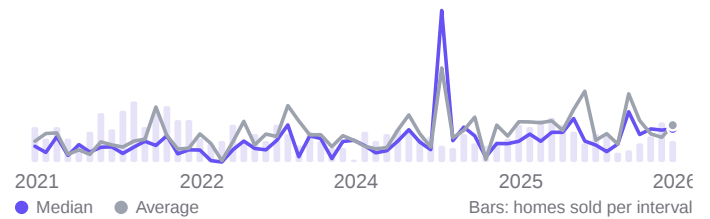
Market temperature (0–100)

64 / 100



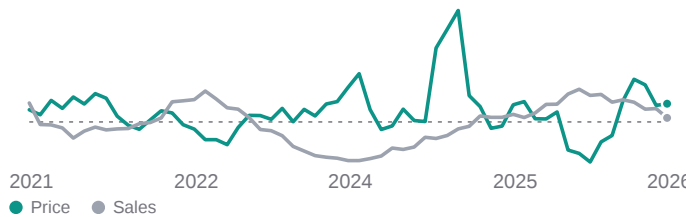
Sale prices

Median \$320K · Average \$341K



Growth (year over year)

Price +20.9% · Sales +4.7%



Price per square foot

\$227/ft²



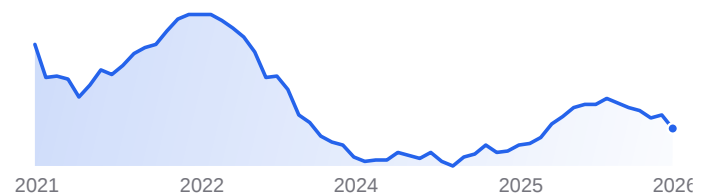
Sale premium vs estimated value

+31.0%



Annual turnover (share of homes sold)

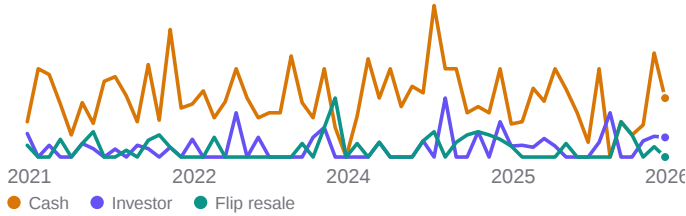
3.2%



BUYERS & OUTCOMES

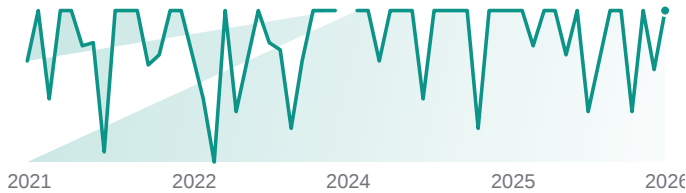
Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



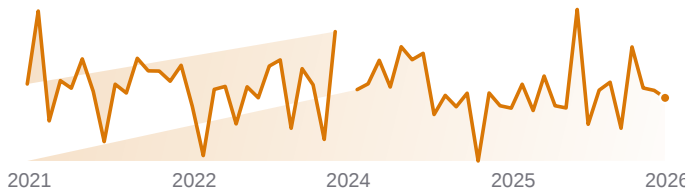
Sellers who sold at a gain

100%

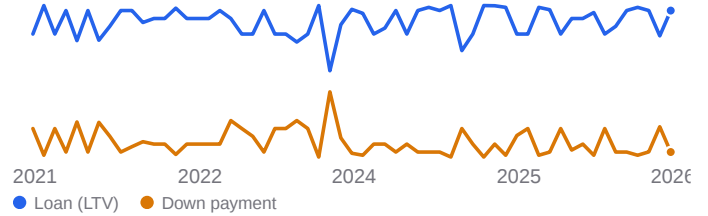


Median annualized return at resale

+6.8%

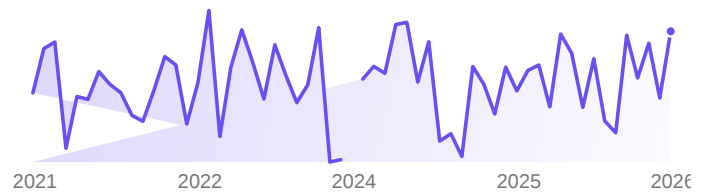


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



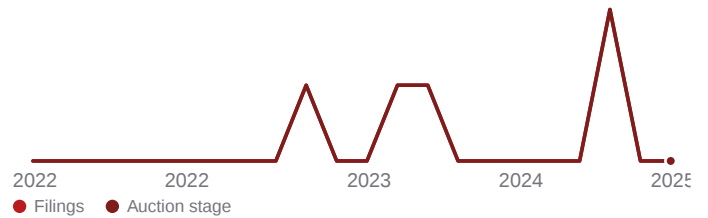
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,193
Median value (AVM)	\$256K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1973
Single family	97%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.5%
Owner occupied	94%
Company owned	17%
Median loan-to-value	42%

Typical ownership tenure

17.4 yrs

COMMUNITY

Population	9,898
Density	219 / mi²
Median household income	\$74K
Average household income	\$91K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	26
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	13.7%
Unemployment	1.5%
Average temp	49°F
Annual precip	39 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.