

Mecosta 49332

ZIP code · MI · Michigan > Mecosta County > Mecosta

BUYER'S MARKET

\$230K

MEDIAN SALE PRICE

-10.7%

1-YR CHANGE

62

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



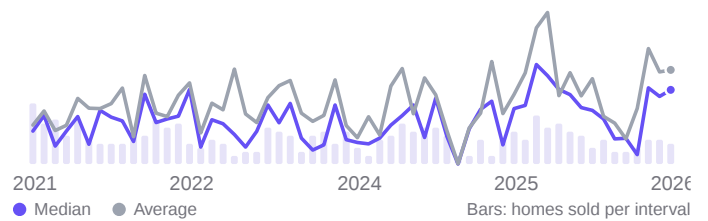
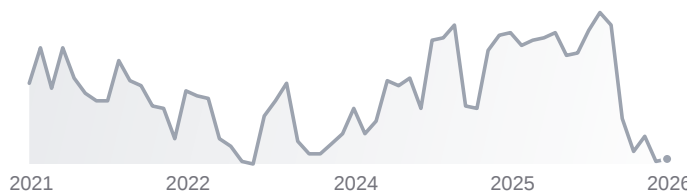
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$234K · Average \$292K

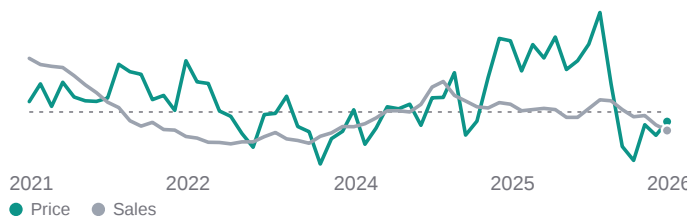


Growth (year over year)

Price -10.7% · Sales -20.5%

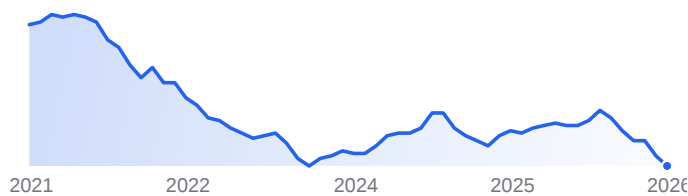
Sale premium vs estimated value

-1.7%



Annual turnover (share of homes sold)

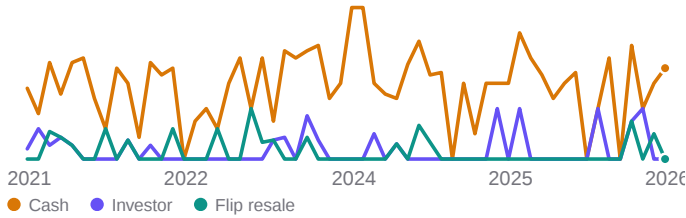
2.6%



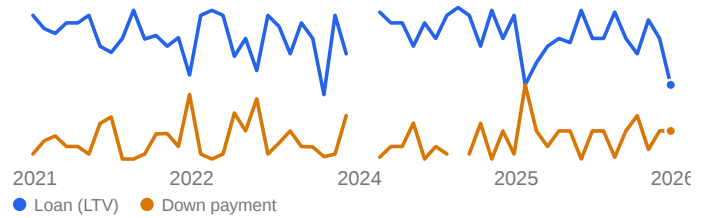
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

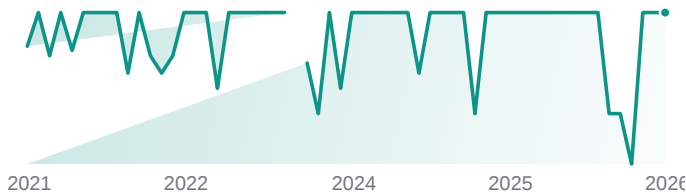


Financing (share of purchase price) Loan (LTV) 50% · Down payment 20%



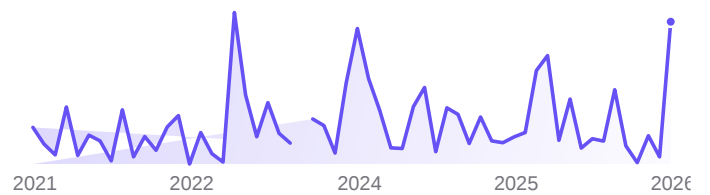
Sellers who sold at a gain

100%



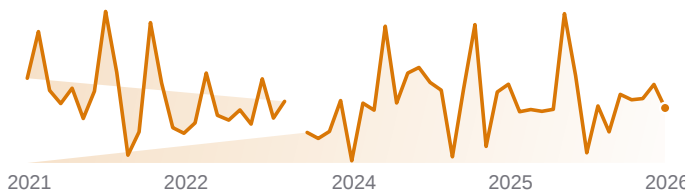
Typical hold before selling

15.9 yrs



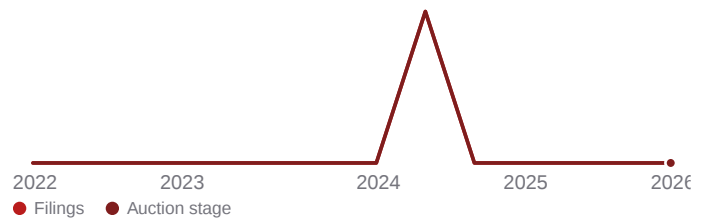
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,352
Median value (AVM)	\$203K
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.6%
Owner occupied	52%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	21.9 yrs

COMMUNITY

Population	3,155
Density	67 / mi²
Median household income	\$59K
Average household income	\$75K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	10
Homes occupied	71%
Bachelor's or higher	12%
Poverty rate	9.9%
Unemployment	1.3%
Average temp	45°F
Annual precip	34 in
Sunshine	50%

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.