

Pierson 49339

ZIP code · MI · Michigan > Montcalm County > Pierson

SELLER'S MARKET

\$253K

MEDIAN SALE PRICE

+19.3%

1-YR CHANGE

41

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

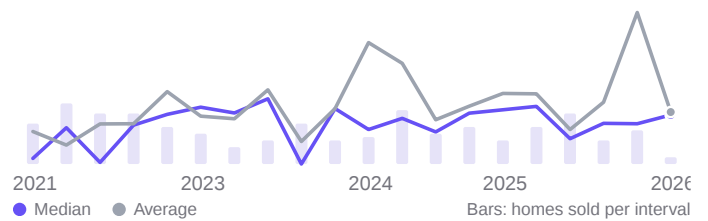
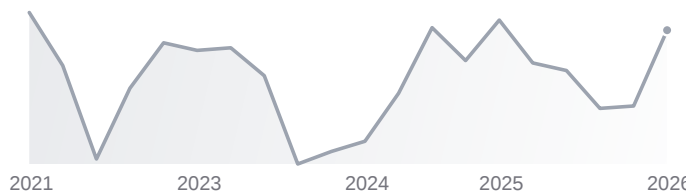
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$250K · Average \$259K

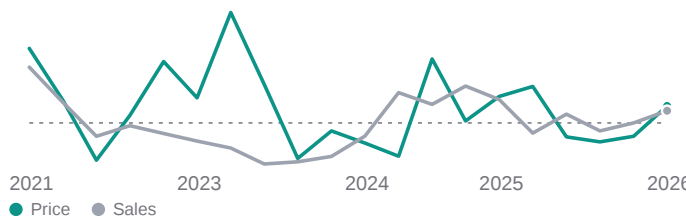


Growth (year over year)

Price +19.3% · Sales +13.9%

Price per square foot

\$192/ft²

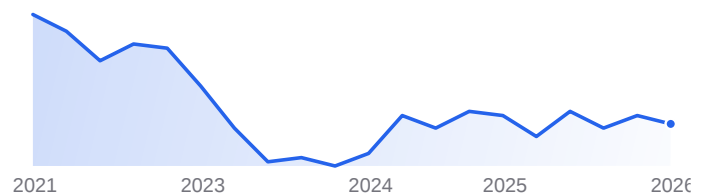


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

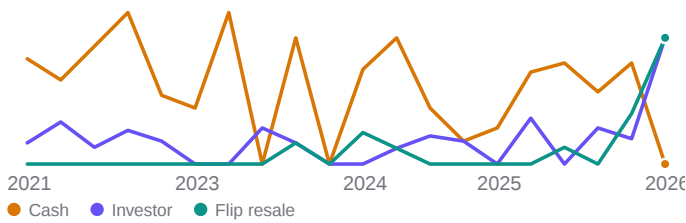
3.0%



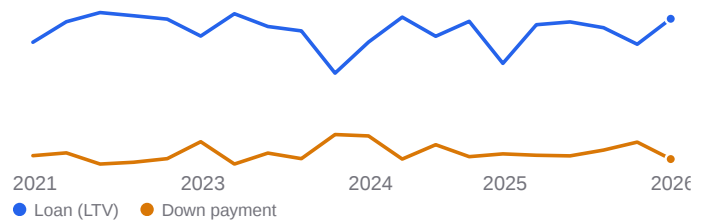
BUYERS & OUTCOMES

Buyer mix

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

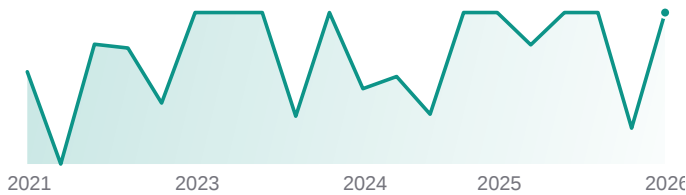


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



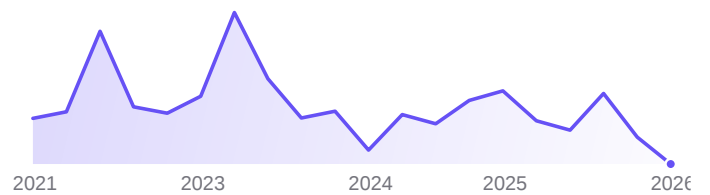
Sellers who sold at a gain

100%



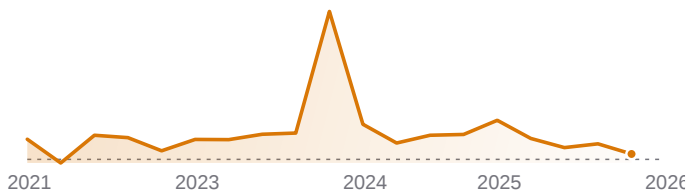
Typical hold before selling

0.3 yrs



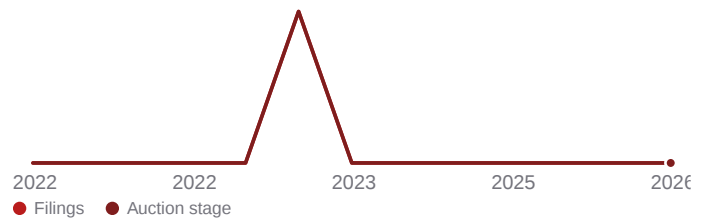
Median annualized return at resale

+1.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,352
Median value (AVM)	\$254K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1990
Single family	97%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.8%
Owner occupied	67%
Company owned	15%
Median loan-to-value	27%

Typical ownership tenure

19.7 yrs

COMMUNITY

Population	2,684
Density	92 / mi²
Median household income	\$72K
Average household income	\$84K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	15
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	10.5%
Unemployment	1.8%
Average temp	46°F
Annual precip	35 in
Sunshine	46%

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.