

Remus 49340

ZIP code · MI · Michigan > Mecosta County

SELLER'S MARKET

\$300K

MEDIAN SALE PRICE

+248.7%

1-YR CHANGE

26

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

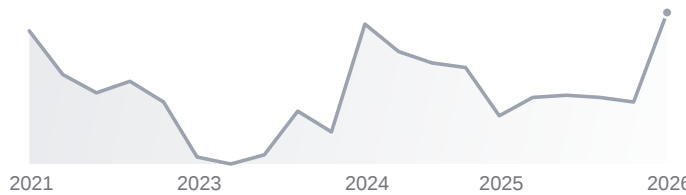
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

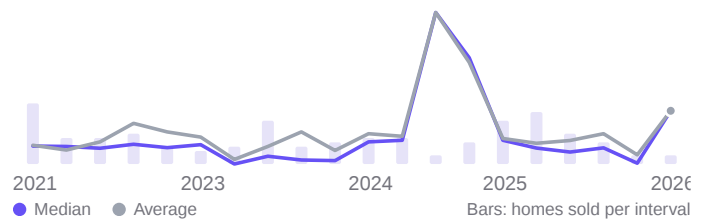
Market temperature (0–100)

72 / 100



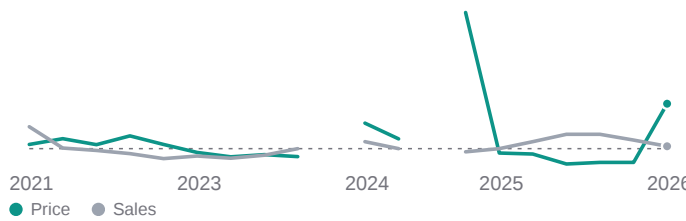
Sale prices

Median \$300K · Average \$300K



Growth (year over year)

Price +248.7% · Sales +13.0%



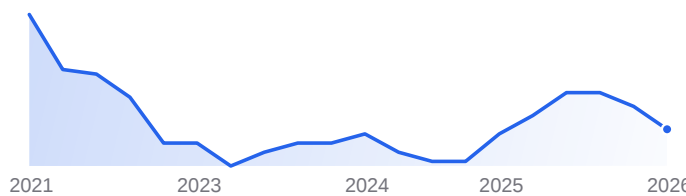
Sale premium vs estimated value

-4.8%



Annual turnover (share of homes sold)

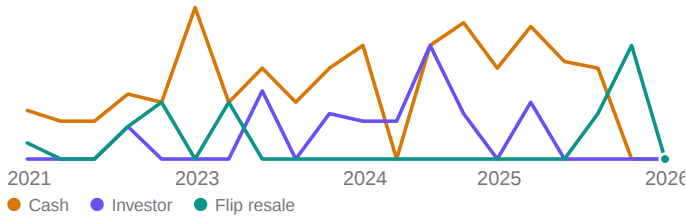
2.1%



BUYERS & OUTCOMES

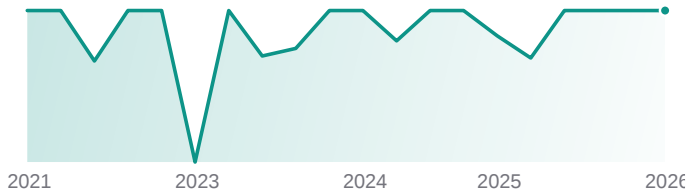
Buyer mix

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



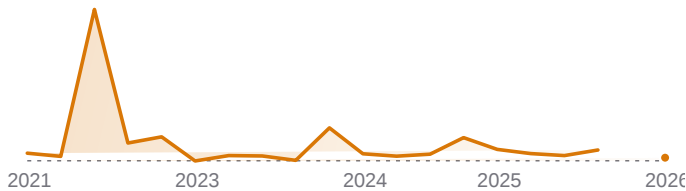
Sellers who sold at a gain

100%

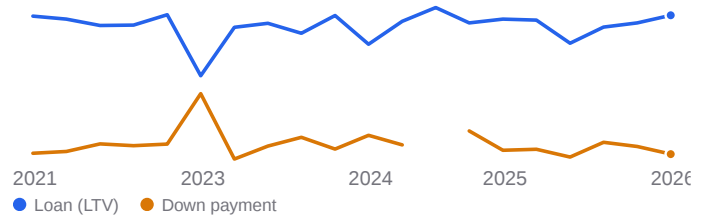


Median annualized return at resale

+3.3%

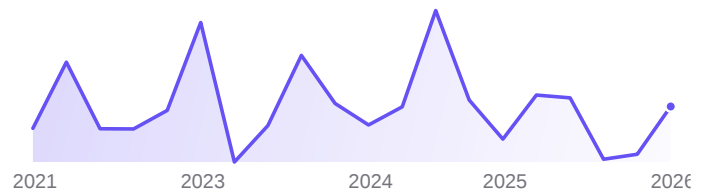


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



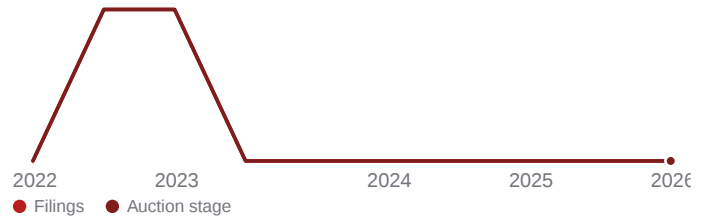
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,256
Median value (AVM)	\$158K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.3%
Owner occupied	76%
Company owned	11%
Median loan-to-value	16%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	3,979
Density	44 / mi²
Median household income	\$62K
Average household income	\$76K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	12
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	13.1%
Unemployment	1.4%
Average temp	45°F
Annual precip	33 in
Sunshine	50%

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.