Rodney 49342

STRONG BUYER'S MARKET

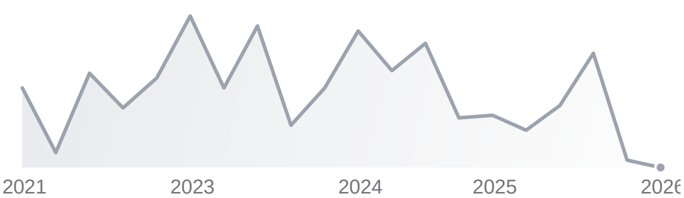
ZIP code · MI · Michigan › Mecosta County

$169K	-40.6%	22	$169K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

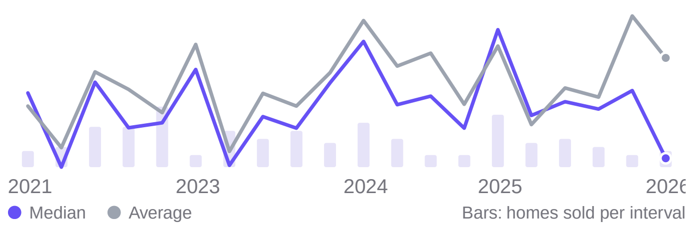
Market temperature — Strong buyer's market · 12 / 100

MARKET TRENDS (5 YEARS)

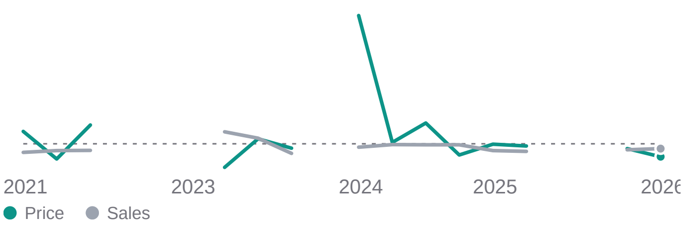
Market temperature (0–100) — 12 / 100



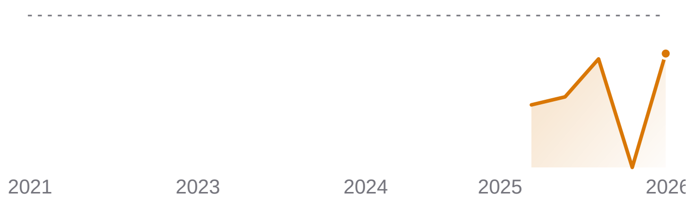
Sale prices — Median $75K · Average $256K



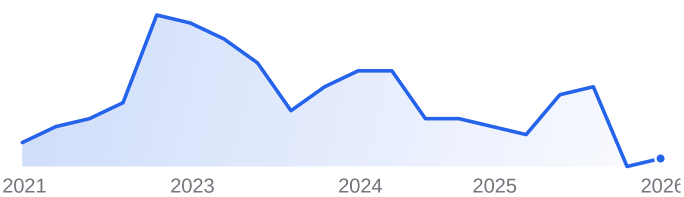
Growth (year over year) — Price -40.6% · Sales -15.4%



Sale premium vs estimated value — -2.5%

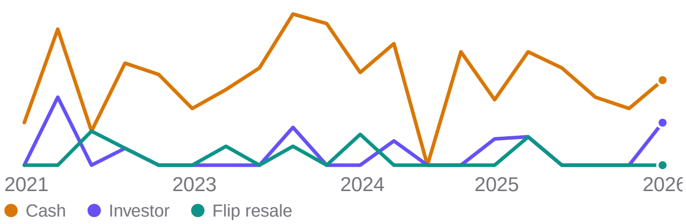


Annual turnover (share of homes sold) — 2.2%

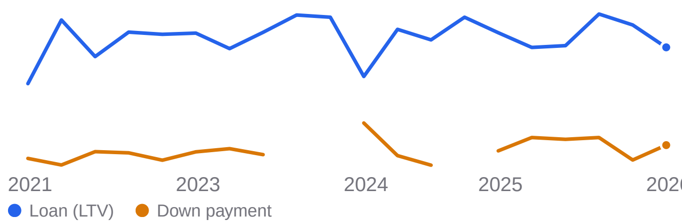


BUYERS & OUTCOMES

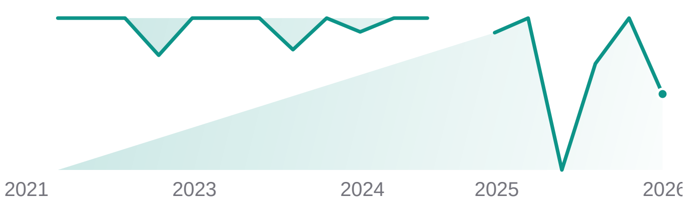
Buyer mix — Cash 50% · Investor 25% · Flip resale 0%



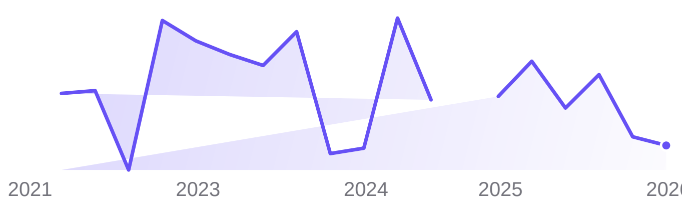
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 15%



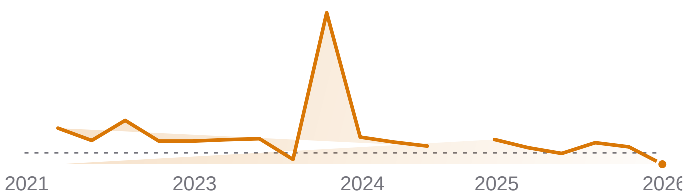
Sellers who sold at a gain — 50%



Typical hold before selling — 2.4 yrs



Median annualized return at resale — -8.3%



Preforeclosure filings — Filings 1 · Auction stage 1

HOUSING STOCK

Homes	**992**
Median value (AVM)	**$169K**
Single family	**99%**
Condos	**1.3%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**78%**
Underwater (LTV 125% or more)	**1.7%**
Owner occupied	**58%**
Company owned	**17%**
Median loan-to-value	**0%**
Typical ownership tenure	**126.6 yrs**

COMMUNITY

Population	2,218
Density	53 / mi²
Median household income	$64K
Average household income	$87K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	16
Homes occupied	61%
Bachelor's or higher	16%
Poverty rate	9.6%
Unemployment	1.6%
Average temp	45°F
Annual precip	34 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.