

Stanwood 49346

ZIP code · MI · Michigan > Mecosta County > Stanwood

BALANCED MARKET

\$330K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

160

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

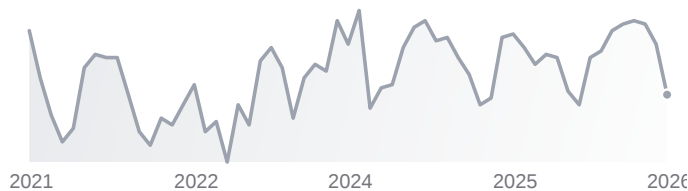
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

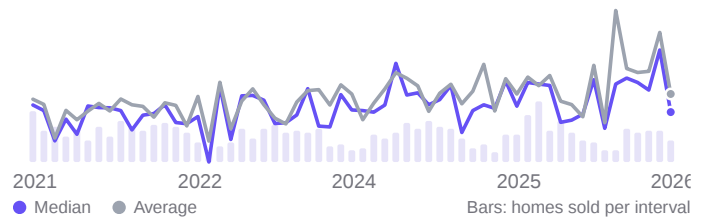
Market temperature (0-100)

53 / 100



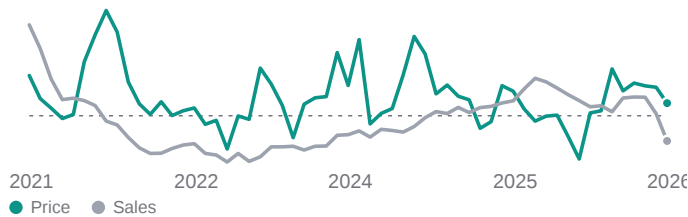
Sale prices

Median \$235K · Average \$296K



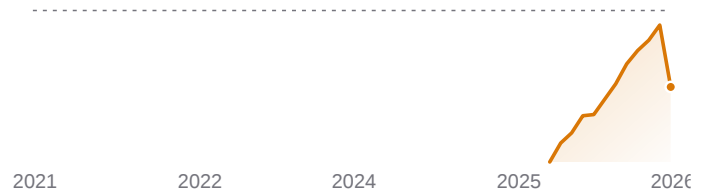
Growth (year over year)

Price +7.6% · Sales -15.3%



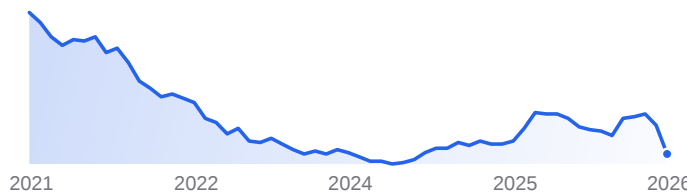
Sale premium vs estimated value

-2.4%



Annual turnover (share of homes sold)

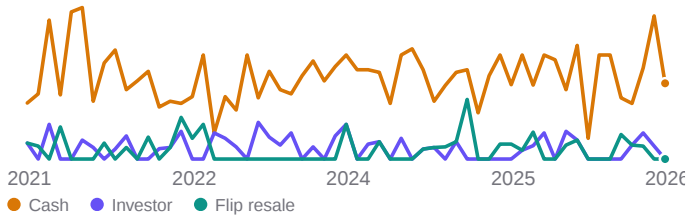
4.4%



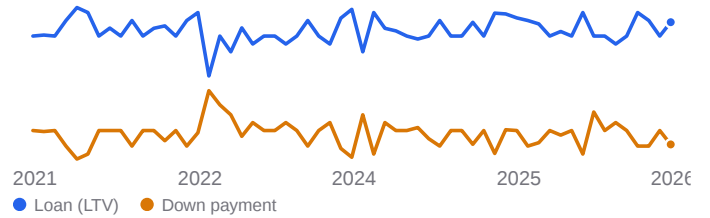
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 0% · Flip resale 0%

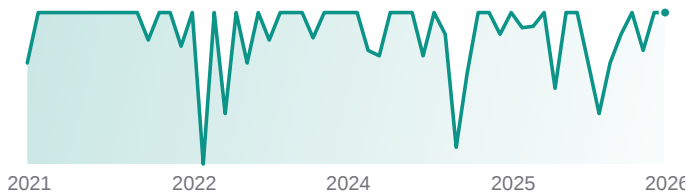


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



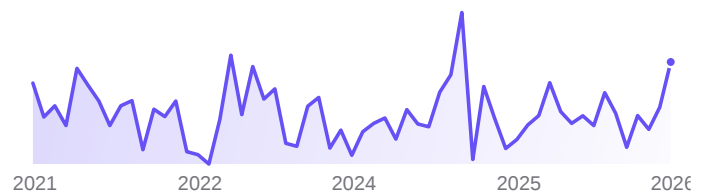
Sellers who sold at a gain

100%



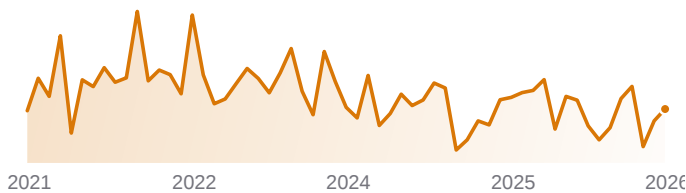
Typical hold before selling

9.0 yrs



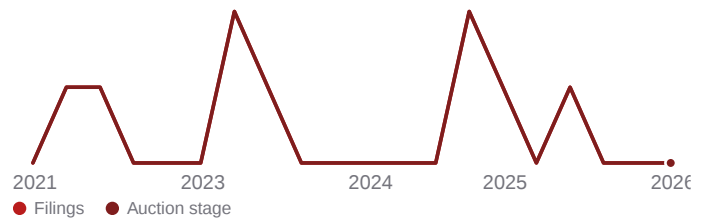
Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,615
Median value (AVM)	\$302K
Median size	1,272 ft²
Median bedrooms	4
Median year built	1982
Single family	95%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.3%
Owner occupied	71%
Company owned	17%
Median loan-to-value	29%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	5,604
Density	81 / mi ²
Median household income	\$61K
Average household income	\$73K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	12
Homes occupied	75%
Bachelor's or higher	17%
Poverty rate	11.9%
Unemployment	1.3%
Average temp	45°F
Annual precip	35 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.