

Branch 49402

ZIP code · MI · Michigan > Mason County

BALANCED MARKET

\$360K

MEDIAN SALE PRICE

+92.7%

1-YR CHANGE

31

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

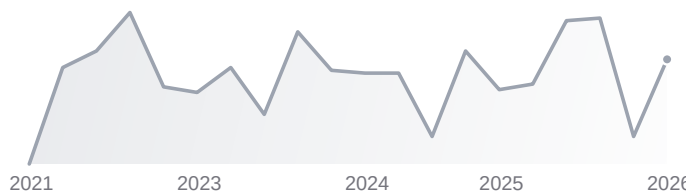
Balanced market · 49 / 100



MARKET TRENDS (5 YEARS)

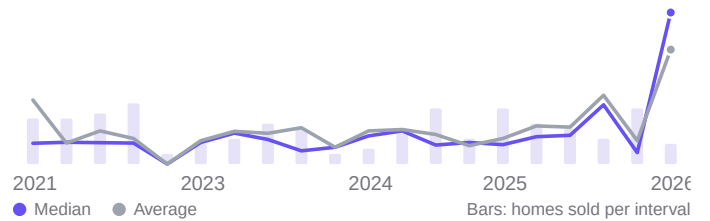
Market temperature (0–100)

49 / 100



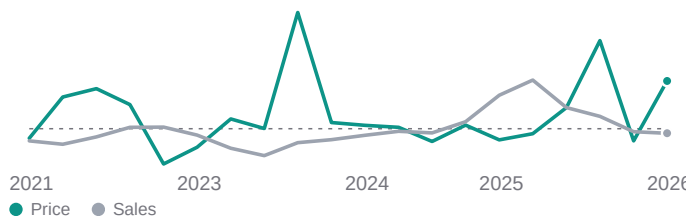
Sale prices

Median \$775K · Average \$598K



Growth (year over year)

Price +92.7% · Sales -8.8%



Price per square foot

\$949/ft²



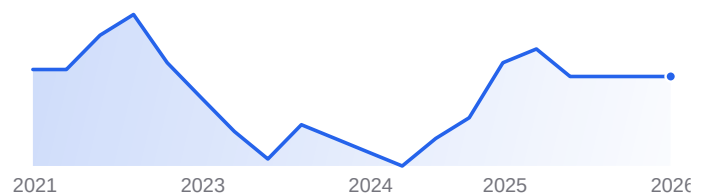
Sale premium vs estimated value

+347.3%



Annual turnover (share of homes sold)

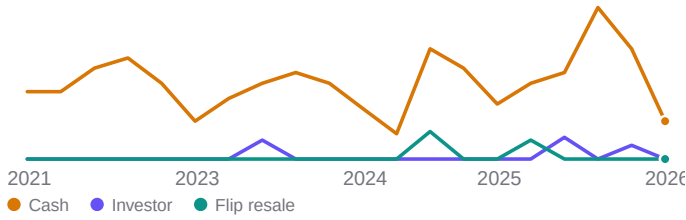
1.9%



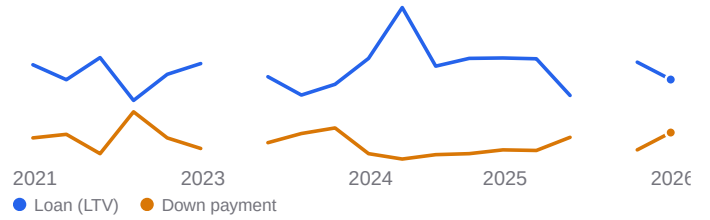
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

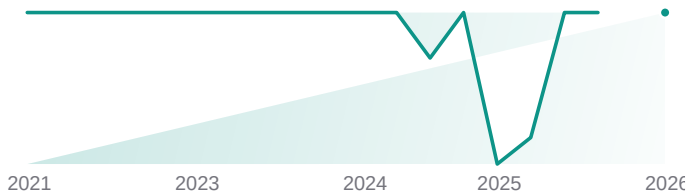


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



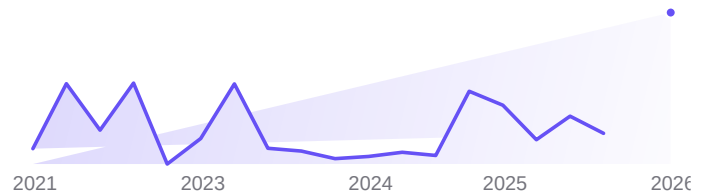
Sellers who sold at a gain

100%



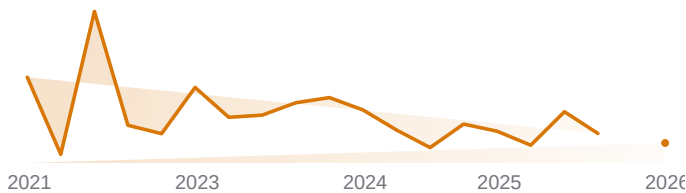
Typical hold before selling

18.1 yrs



Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,673
Median value (AVM)	\$176K
Median size	1,129 ft²
Median bedrooms	3
Median year built	1978
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	1.2%
Owner occupied	47%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	25.6 yrs

COMMUNITY

Population	3,168
Density	22 / mi ²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	17
Homes occupied	43%
Bachelor's or higher	11%
Poverty rate	14.4%
Unemployment	1.5%
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.