

Custer 49405

ZIP code · MI · Michigan > Mason County > Custer

BUYER'S MARKET

\$142K

MEDIAN SALE PRICE

-61.9%

1-YR CHANGE

22

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



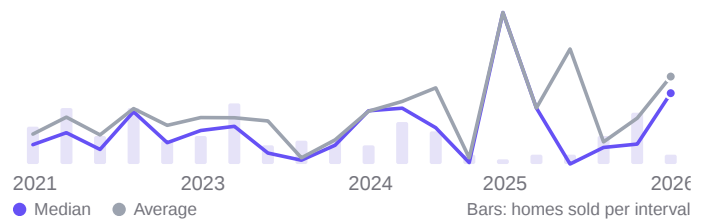
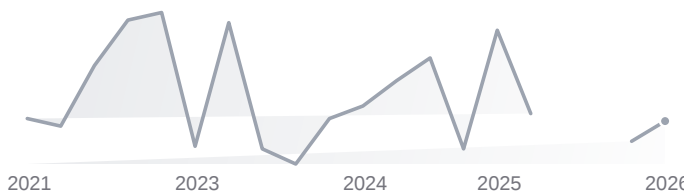
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$265K · Average \$323K

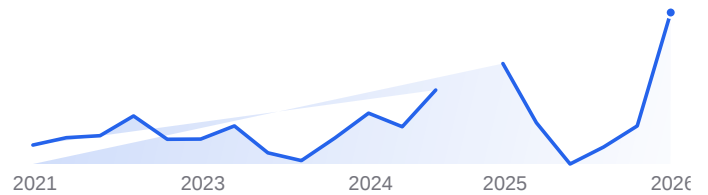
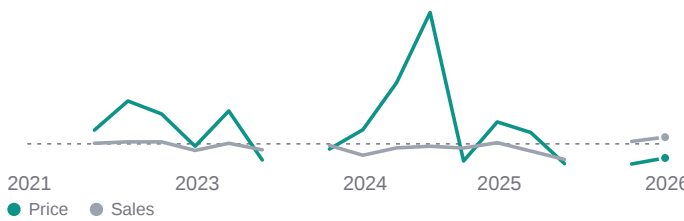


Growth (year over year)

Price -61.9% · Sales +29.4%

Price per square foot

\$534/ft²

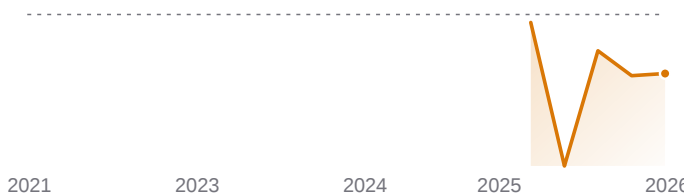


Sale premium vs estimated value

-31.8%

Annual turnover (share of homes sold)

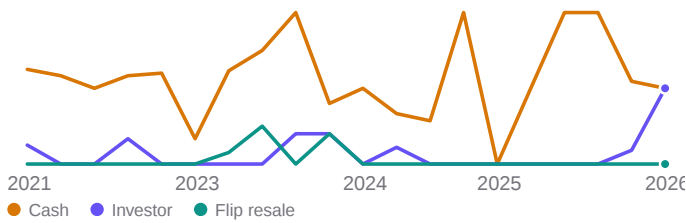
2.2%



BUYERS & OUTCOMES

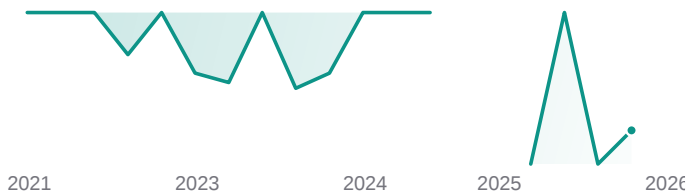
Buyer mix

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



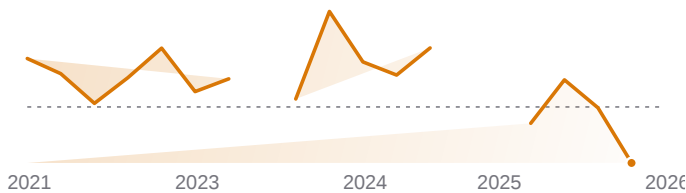
Sellers who sold at a gain

61%

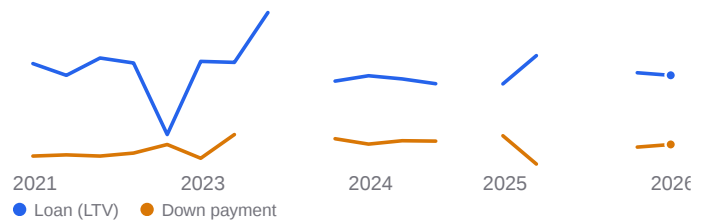


Median annualized return at resale

-17.9%

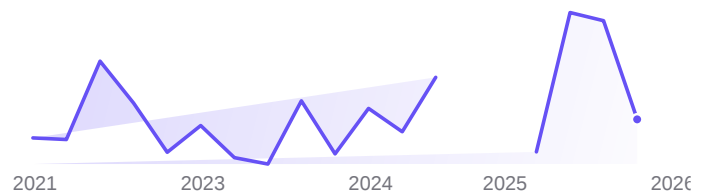


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



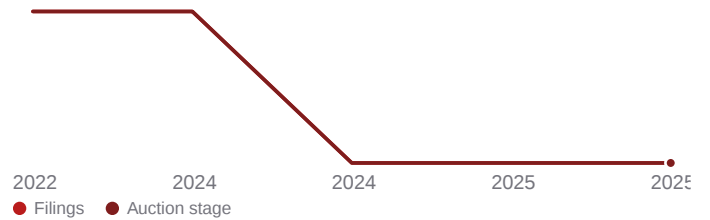
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	985
Median value (AVM)	\$180K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1975
Single family	87%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.5%
Owner occupied	62%
Company owned	6.2%
Median loan-to-value	4%

Typical ownership tenure

24.0 yrs

COMMUNITY

Population	1,849
Density	27 / mi ²
Median household income	\$57K
Average household income	\$73K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	17
Homes occupied	70%
Bachelor's or higher	12%
Poverty rate	12.9%
Unemployment	1.6%
Average temp	46°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.