

Mears 49436

ZIP code · MI · Michigan > Oceana County > Mears

BALANCED MARKET

\$202K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

60

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

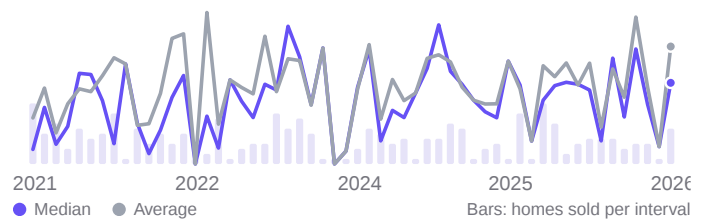
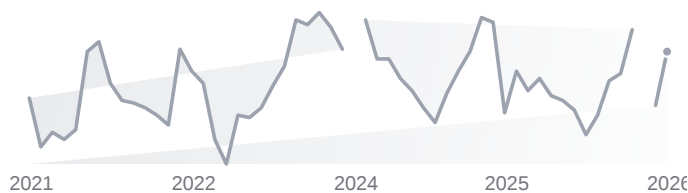
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$300K · Average \$425K

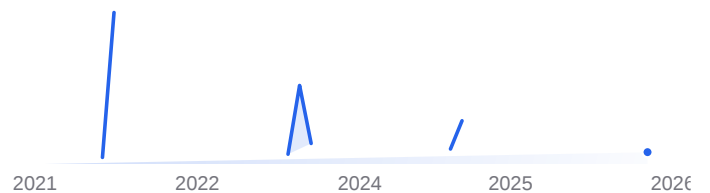
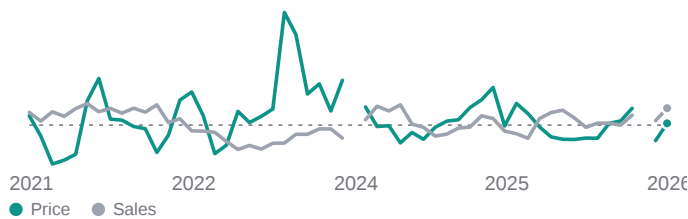


Growth (year over year)

Price +3.3% · Sales +30.4%

Price per square foot

\$124/ft²

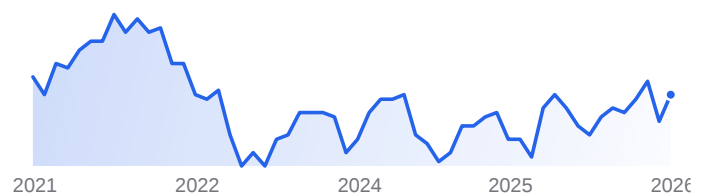


Sale premium vs estimated value

+52.0%

Annual turnover (share of homes sold)

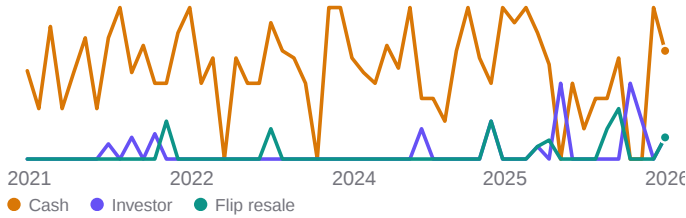
2.5%



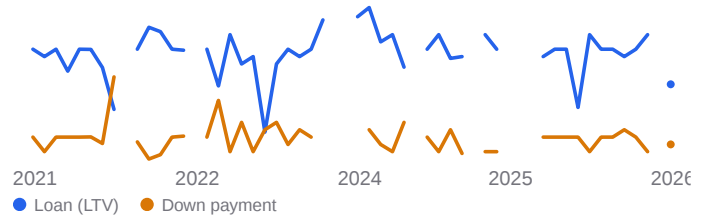
BUYERS & OUTCOMES

Buyer mix

Cash 71% · Investor 14% · Flip resale 14%

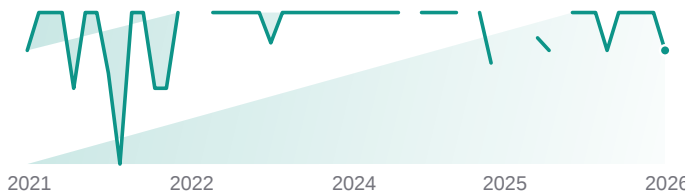


Financing (share of purchase price) Loan (LTV) 56% · Down payment 15%



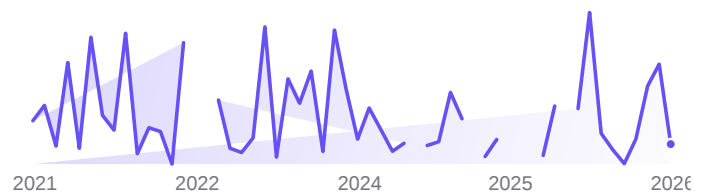
Sellers who sold at a gain

75%



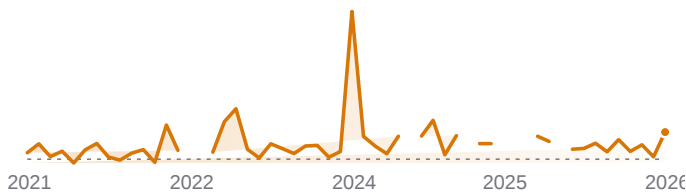
Typical hold before selling

3.0 yrs



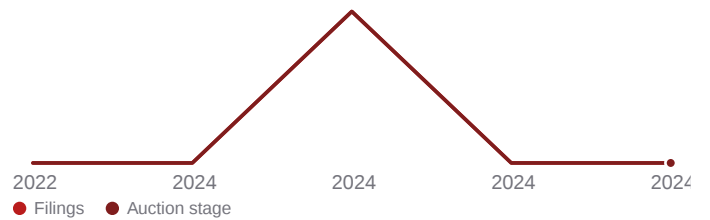
Median annualized return at resale

+17.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,373
Median value (AVM)	\$172K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1991
Single family	93%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	6.0%
Owner occupied	45%
Company owned	33%
Median loan-to-value	0%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	1,548
Density	41 / mi ²
Median household income	\$63K
Average household income	\$72K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	14
Homes occupied	37%
Bachelor's or higher	14%
Poverty rate	7.5%
Unemployment	1.8%
Average temp	47°F
Annual precip	35 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.