

Shelby 49455

ZIP code · MI · Michigan > Oceana County > Shelby

BALANCED MARKET

\$231K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

77

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

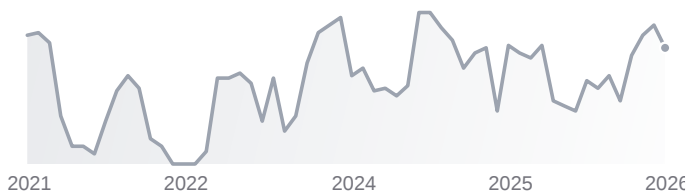
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

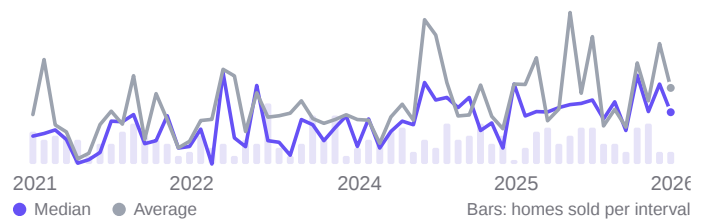
Market temperature (0–100)

56 / 100



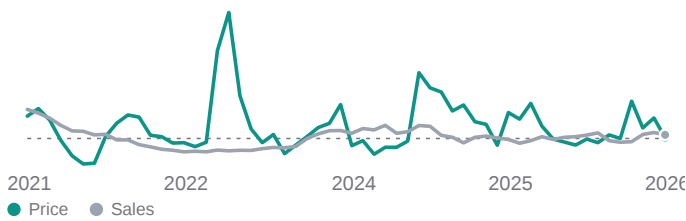
Sale prices

Median \$198K · Average \$282K



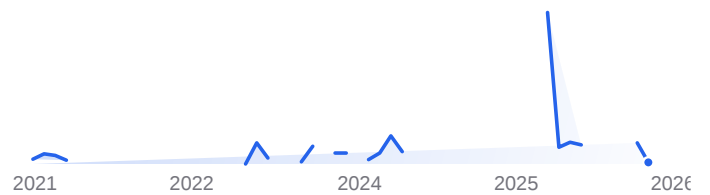
Growth (year over year)

Price +1.9% · Sales +8.5%



Price per square foot

\$38/ft²



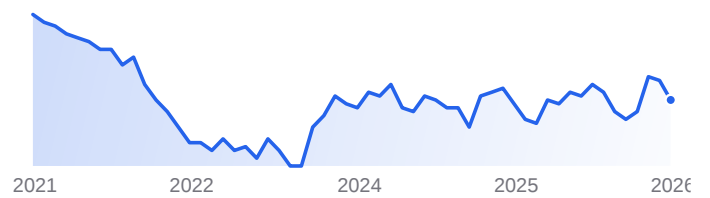
Sale premium vs estimated value

-6.9%



Annual turnover (share of homes sold)

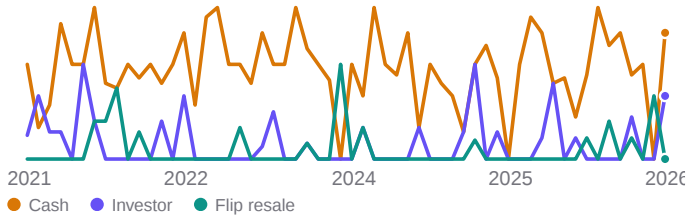
2.7%



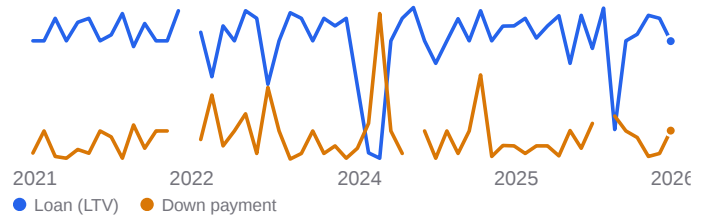
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

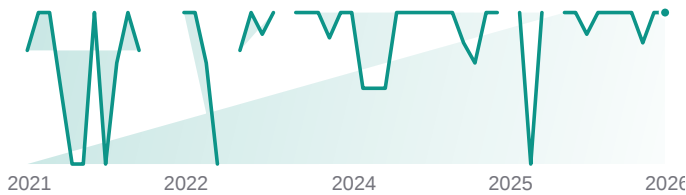


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



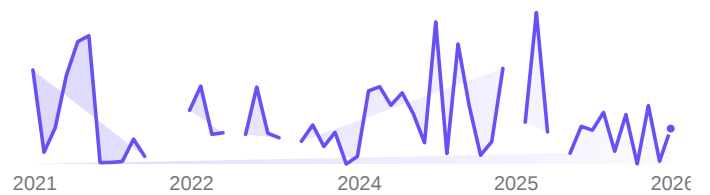
Sellers who sold at a gain

100%



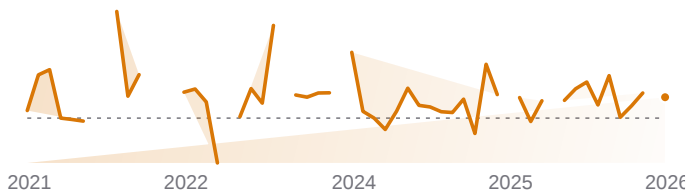
Typical hold before selling

4.9 yrs



Median annualized return at resale

+8.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,862
Median value (AVM)	\$181K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1985
Single family	87%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.4%
Owner occupied	81%
Company owned	28%
Median loan-to-value	0%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	5,752
Density	63 / mi²
Median household income	\$63K
Average household income	\$82K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	17
Homes occupied	74%
Bachelor's or higher	10%
Poverty rate	15.7%
Unemployment	2.0%
Average temp	46°F
Annual precip	34 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.