

Mancelona 49659

ZIP code · MI · Michigan > Antrim County > Mancelona

BALANCED MARKET

\$154K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

131

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



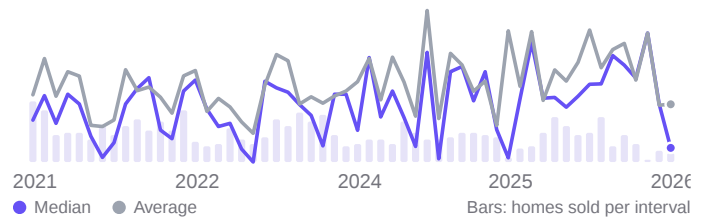
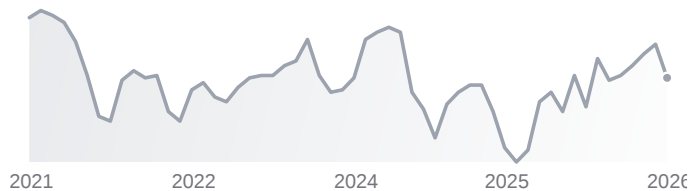
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$72K · Average \$139K

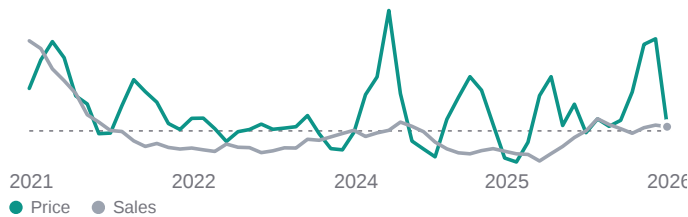


Growth (year over year)

Price +5.1% · Sales +4.0%

Price per square foot

\$249/ft²

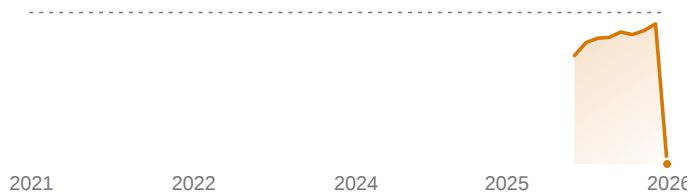


Sale premium vs estimated value

-24.2%

Annual turnover (share of homes sold)

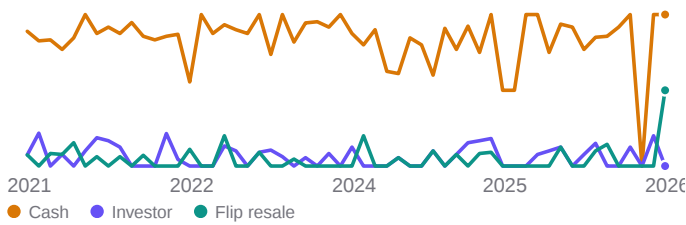
2.7%



BUYERS & OUTCOMES

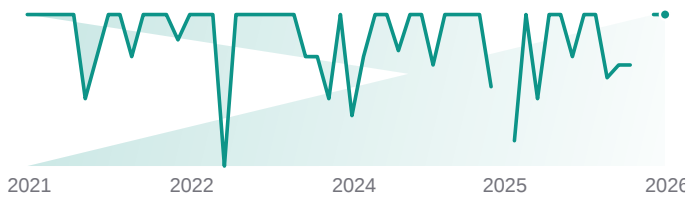
Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



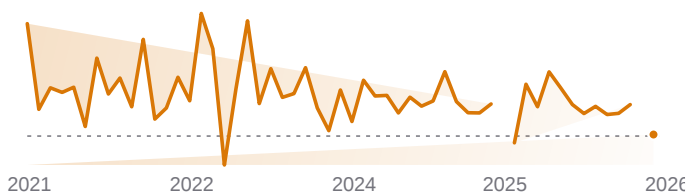
Sellers who sold at a gain

100%

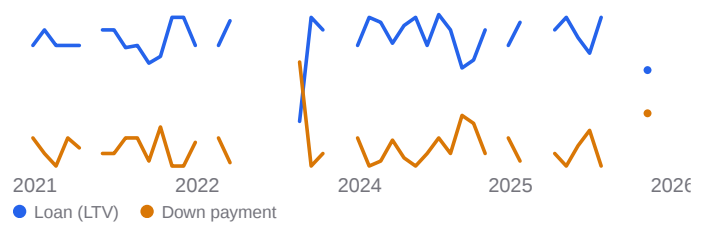


Median annualized return at resale

+0.5%

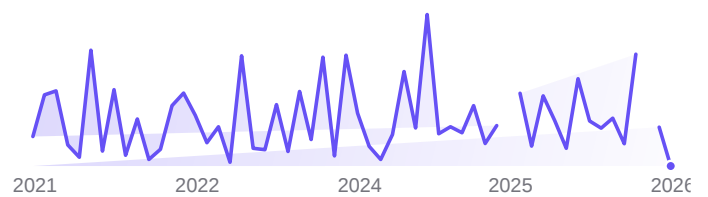


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



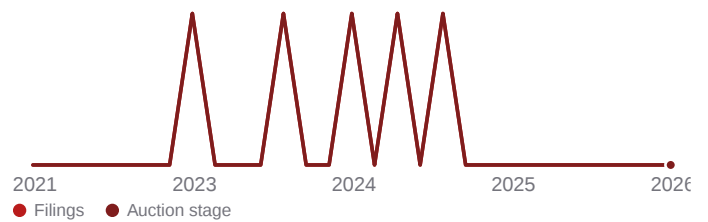
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,791
Median value (AVM)	\$131K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1992
Single family	95%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	1.3%
Owner occupied	55%
Company owned	12%
Median loan-to-value	0%

Typical ownership tenure

20.5 yrs

COMMUNITY

Population	7,522
Density	48 / mi²
Median household income	\$62K
Average household income	\$80K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	14
Homes occupied	65%
Bachelor's or higher	11%
Poverty rate	12.3%
Unemployment	1.7%
Average temp	43°F
Annual precip	33 in
Sunshine	49%

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