

# Manistee 49660

ZIP code · MI · Michigan > Manistee County > Manistee

SELLER'S MARKET

**\$142K**

MEDIAN SALE PRICE

**-26.5%**

1-YR CHANGE

**8**

SALES (12 MO)

**\$248K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

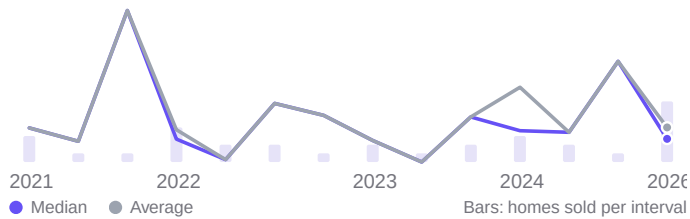
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$165K · Average \$214K

Growth (year over year)

Price -26.5% · Sales +60.0%

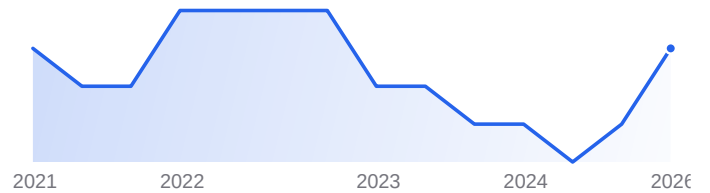


Price per square foot

\$85/ft²

Annual turnover (share of homes sold)

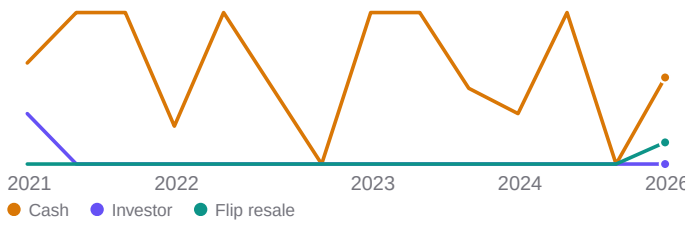
0.1%



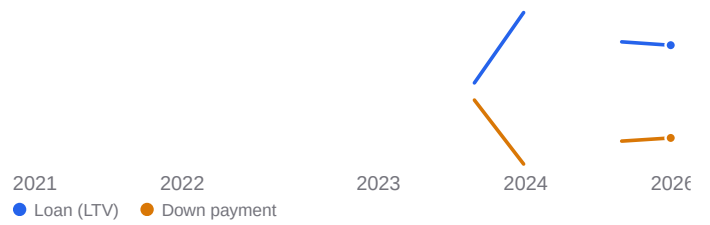
## BUYERS & OUTCOMES

### Buyer mix

Cash 57% · Investor 0% · Flip resale 14%

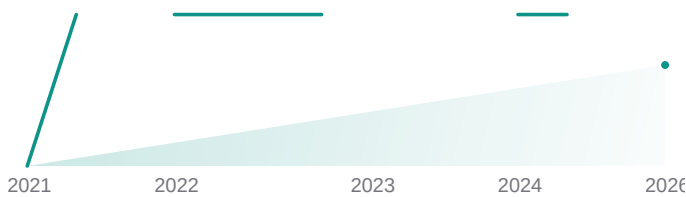


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



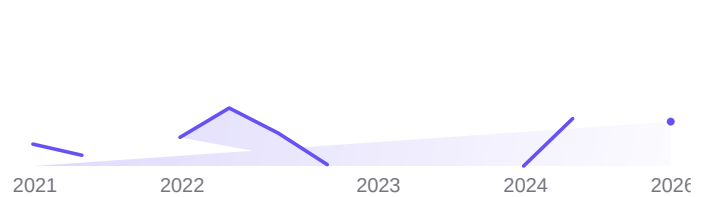
### Sellers who sold at a gain

67%



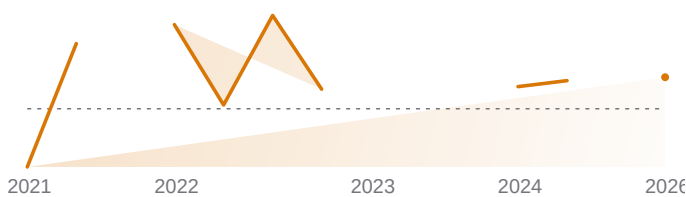
### Typical hold before selling

6.8 yrs



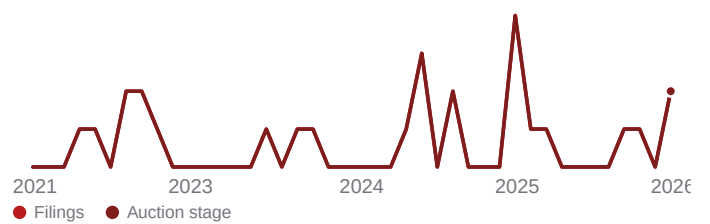
### Median annualized return at resale

+9.5%



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,856     |
| Median value (AVM) | \$248K    |
| Median size        | 1,255 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1975      |
| Single family      | 90%       |
| Condos             | 9.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 90%  |
| Underwater (LTV 125% or more) | 1.1% |
| Owner occupied                | 70%  |
| Company owned                 | 32%  |
| Median loan-to-value          | 17%  |

Typical ownership tenure

**15.4 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>14,976</b>              |
| Density                          | <b>80 / mi<sup>2</sup></b> |
| Median household income          | <b>\$62K</b>               |
| Average household income         | <b>\$84K</b>               |
| Crime index (US avg 100)         | <b>107</b>                 |
| Air pollution index (US avg 100) | <b>78</b>                  |
| Earthquake index (US avg 100)    | <b>10</b>                  |
| Homes occupied                   | <b>79%</b>                 |
| Bachelor's or higher             | <b>18%</b>                 |
| Poverty rate                     | <b>9.3%</b>                |
| Unemployment                     | <b>1.4%</b>                |
| Average temp                     | <b>46°F</b>                |
| Annual precip                    | <b>34 in</b>               |
| Sunshine                         | <b>50%</b>                 |

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