

Reed City 49677

ZIP code · MI · Michigan > Osceola County > Reed City

BALANCED MARKET

\$270K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$144K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



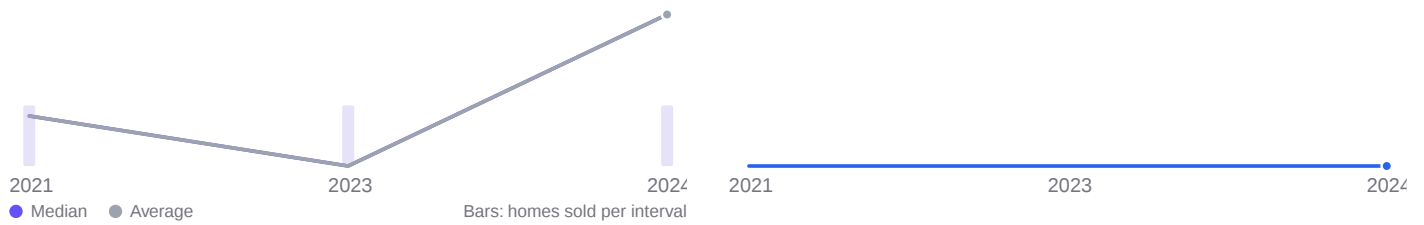
MARKET TRENDS (5 YEARS)

Sale prices

Median \$270K · Average \$270K

Annual turnover (share of homes sold)

0.0%

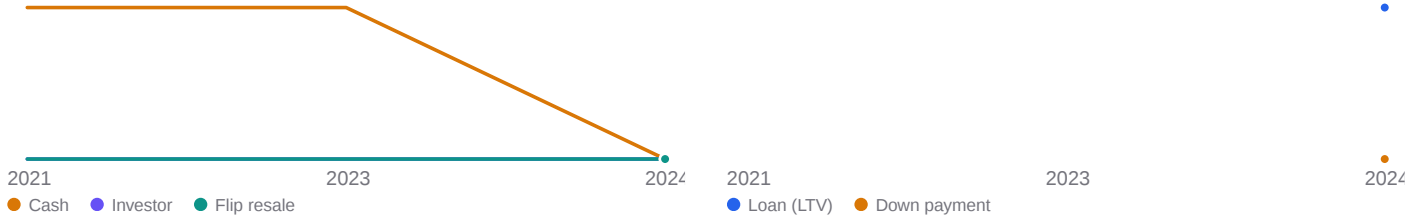


BUYERS & OUTCOMES

Buyer mix

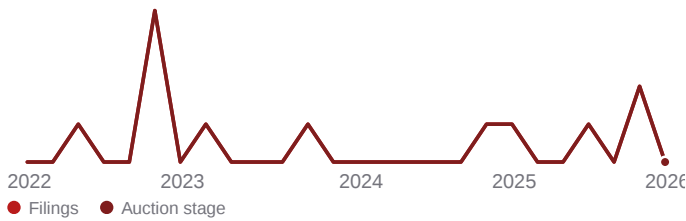
Cash 0% · Investor 0% · Flip resale 0%

Financing (share of purchase price) Loan (LTV) 56% · Down payment 44%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,053
Median value (AVM)	\$144K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1990
Single family	98%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	1.2%
Owner occupied	74%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	25.4 yrs

COMMUNITY

Population	7,084
Density	53 / mi²
Median household income	\$60K
Average household income	\$75K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	14
Homes occupied	84%
Bachelor's or higher	13%
Poverty rate	17.3%
Unemployment	1.8%
Average temp	44°F
Annual precip	34 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.