

Pellston 49769

ZIP code · MI · Michigan > Emmet County > Pellston

BUYER'S MARKET

\$289K

MEDIAN SALE PRICE

+121.9%

1-YR CHANGE

14

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



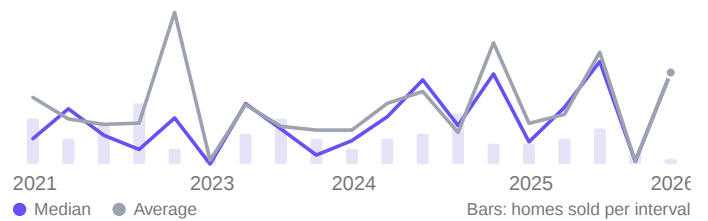
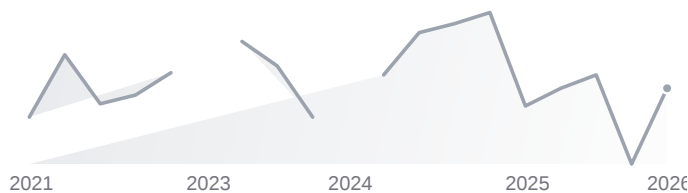
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$289K · Average \$289K

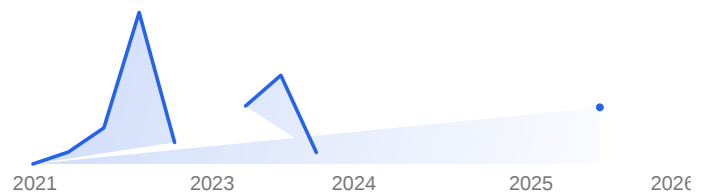
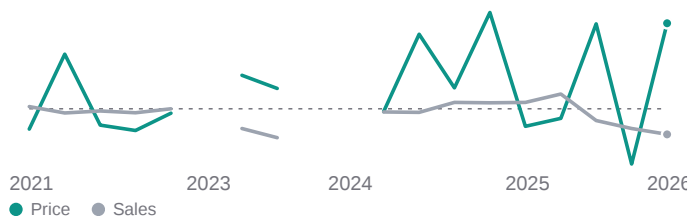


Growth (year over year)

Price +121.9% · Sales -36.4%

Price per square foot

\$184/ft²



Sale premium vs estimated value

+72.2%

Annual turnover (share of homes sold)

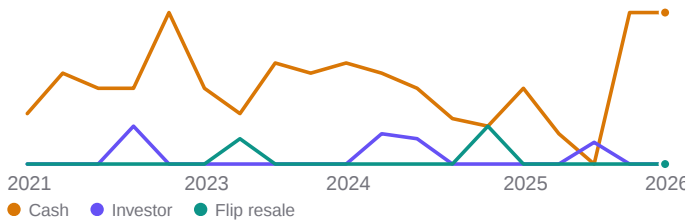
1.5%



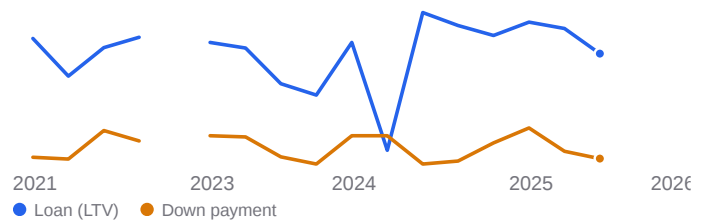
BUYERS & OUTCOMES

Buyer mix

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

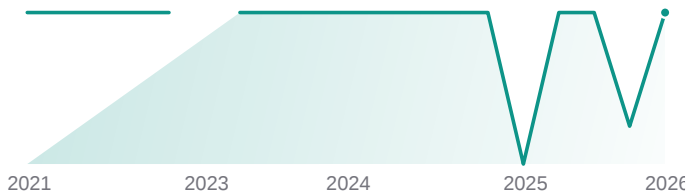


Financing (share of purchase price) Loan (LTV) 73% · Down payment 5.3%



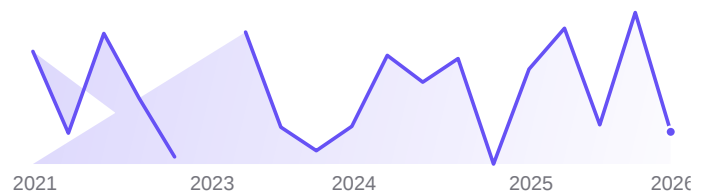
Sellers who sold at a gain

100%



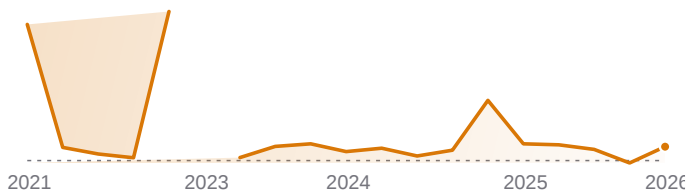
Typical hold before selling

3.0 yrs



Median annualized return at resale

+10.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	908
Median value (AVM)	\$217K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1974
Single family	99%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.9%
Owner occupied	61%
Company owned	23%
Median loan-to-value	0%

Typical ownership tenure

17.3 yrs

COMMUNITY

Population	1,512
Density	28 / mi²
Median household income	\$61K
Average household income	\$75K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	9
Homes occupied	76%
Bachelor's or higher	18%
Poverty rate	9.0%
Unemployment	1.8%
Average temp	43°F
Annual precip	32 in
Sunshine	49%

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