

Montague

City · MI · Michigan · Muskegon County

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

+77.5%

1-YR CHANGE

103

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



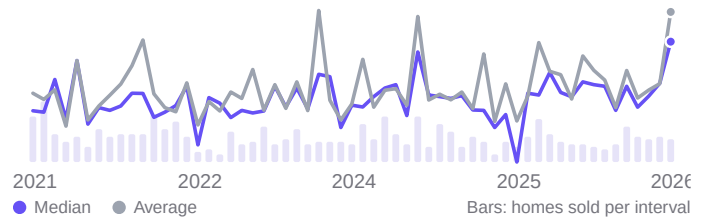
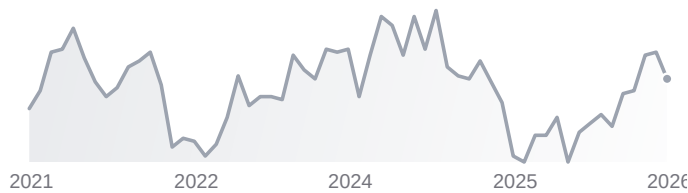
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$380K · Average \$466K

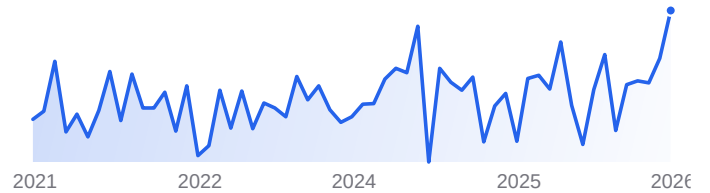
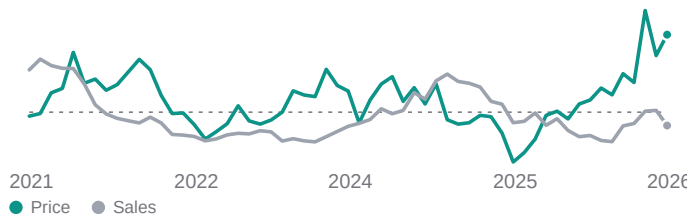


Growth (year over year)

Price +77.5% · Sales -13.4%

Price per square foot

\$293/ft²

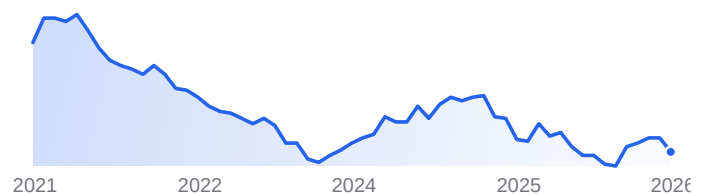
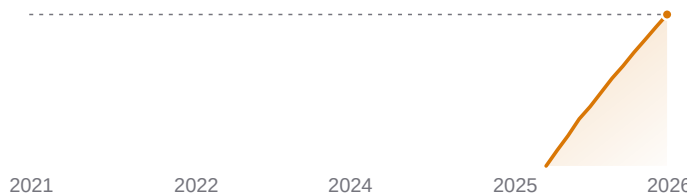


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

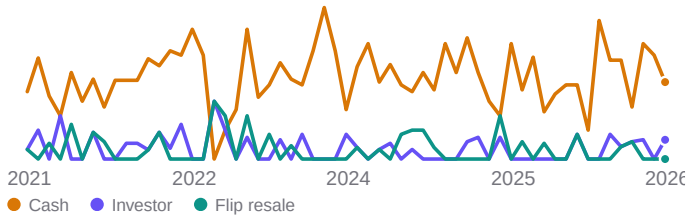
2.8%



BUYERS & OUTCOMES

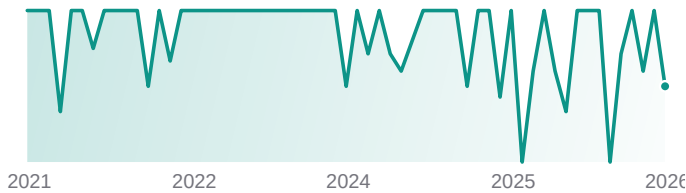
Buyer mix

Cash 44% · Investor 11% · Flip resale 0%



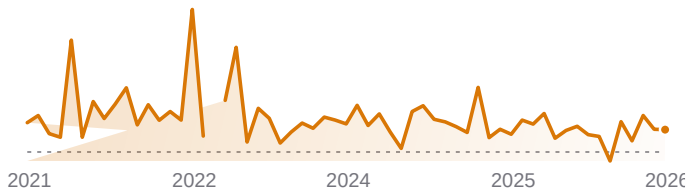
Sellers who sold at a gain

75%

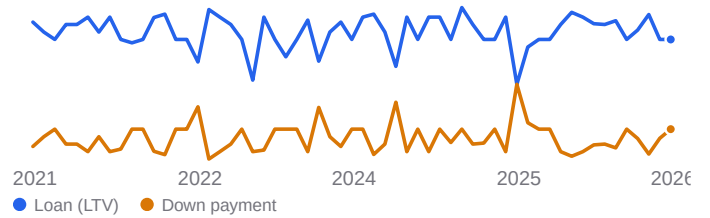


Median annualized return at resale

+7.0%

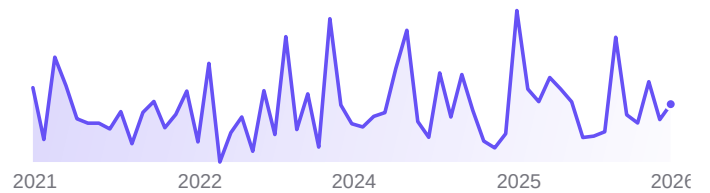


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



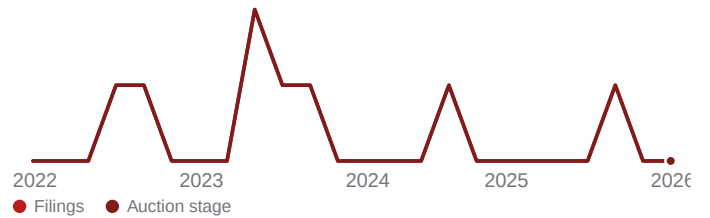
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,711
Median value (AVM)	\$245K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1976
Single family	89%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.0%
Owner occupied	73%
Company owned	21%
Median loan-to-value	27%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	2,476
Density	942 / mi ²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	14
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	3.5%
Unemployment	1.4%
Average temp	47°F
Annual precip	34 in
Sunshine	50%

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