

Westphalia 48894

ZIP code · MI · Michigan > Clinton County > Westphalia

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

+16.0%

1-YR CHANGE

14

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



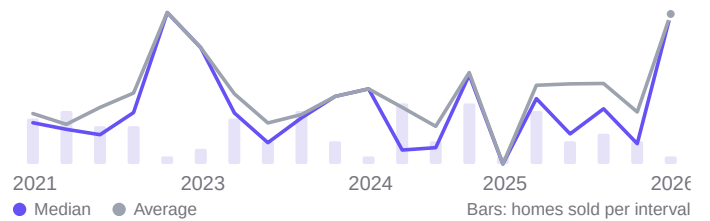
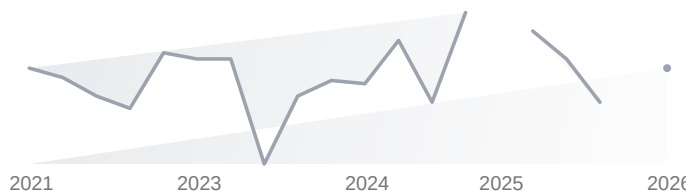
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$460K · Average \$460K

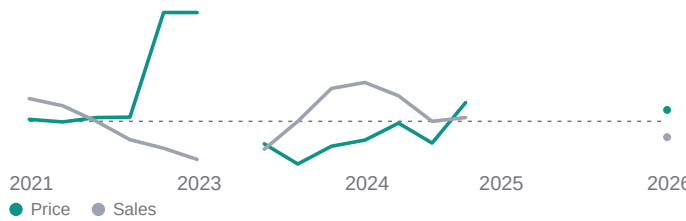


Growth (year over year)

Price +16.0% · Sales -22.2%

Price per square foot

\$293/ft²

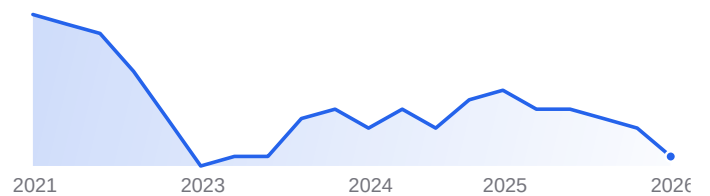


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

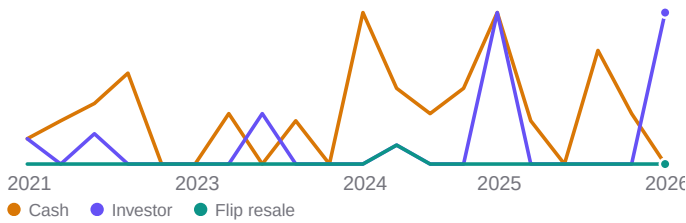
1.5%



BUYERS & OUTCOMES

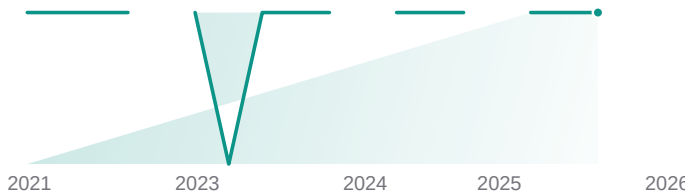
Buyer mix

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



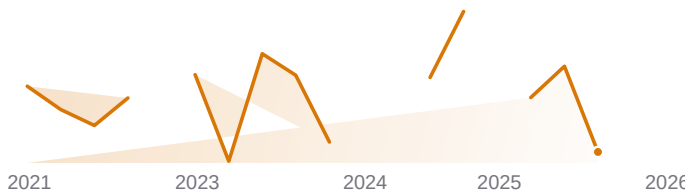
Sellers who sold at a gain

100%

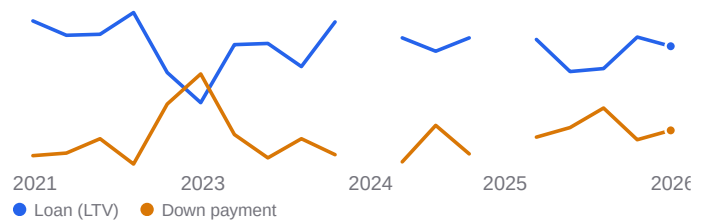


Median annualized return at resale

+1.3%

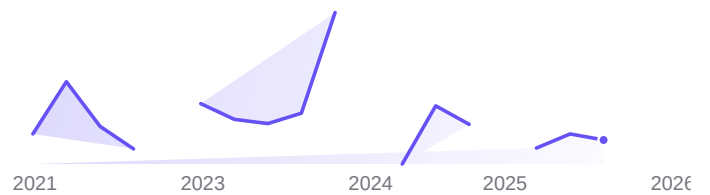


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	906
Median value (AVM)	\$319K
Median size	1,774 ft²
Median bedrooms	3
Median year built	1969
Single family	81%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.2%
Owner occupied	89%
Company owned	16%
Median loan-to-value	35%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	2,472
Density	75 / mi ²
Median household income	\$95K
Average household income	\$101K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	20
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	4.2%
Unemployment	1.3%
Average temp	47°F
Annual precip	34 in
Sunshine	50%

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.