

White Pigeon 49099

ZIP code · MI · Michigan > St. Joseph County > White Pigeon

SELLER'S MARKET

\$227K

MEDIAN SALE PRICE

+9.1%

1-YR CHANGE

113

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

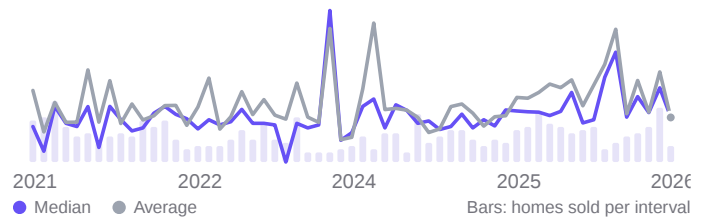
Market temperature (0–100)

63 / 100



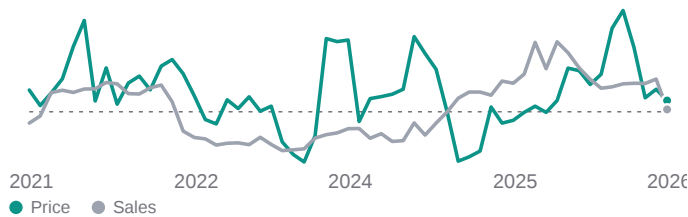
Sale prices

Median \$190K · Average \$189K



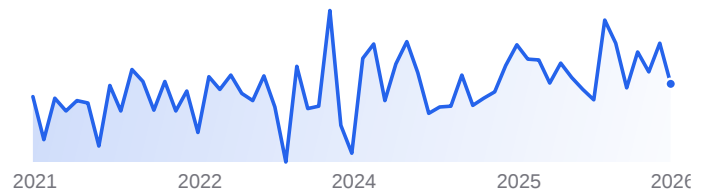
Growth (year over year)

Price +9.1% · Sales +1.8%



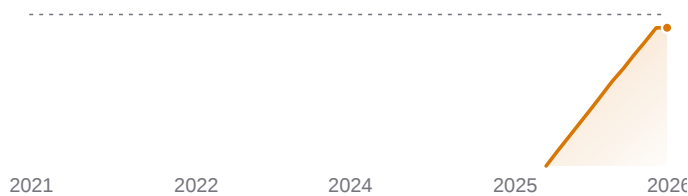
Price per square foot

\$133/ft²



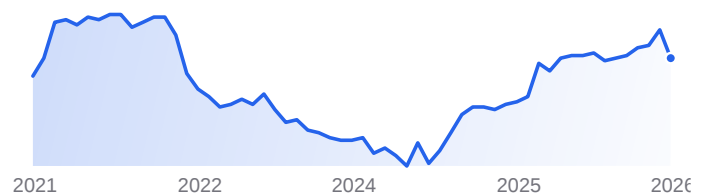
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

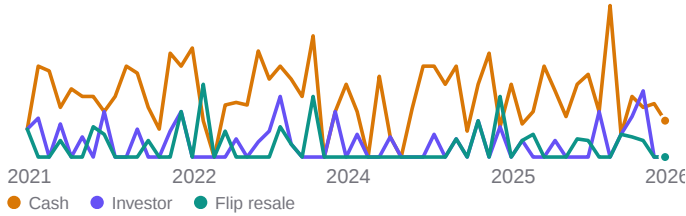
4.6%



BUYERS & OUTCOMES

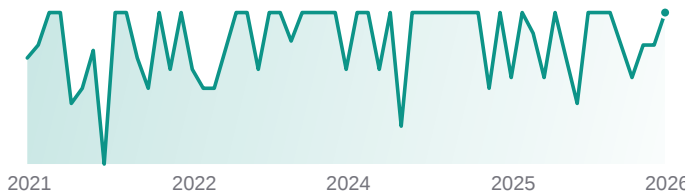
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



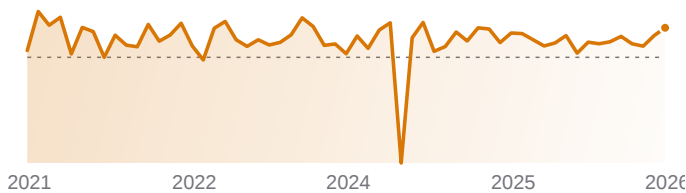
Sellers who sold at a gain

100%

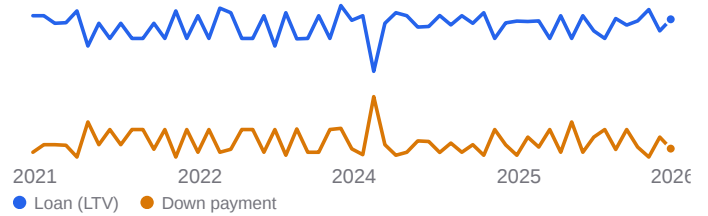


Median annualized return at resale

+11.4%

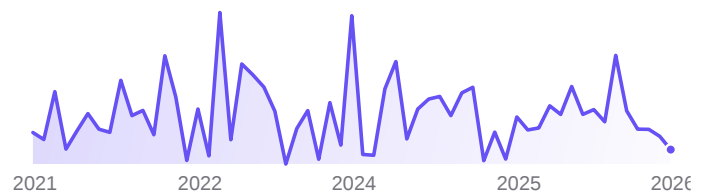


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.4%



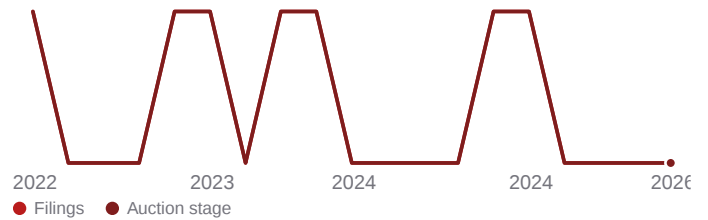
Typical hold before selling

1.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,480
Median value (AVM)	\$214K
Median size	1,458 ft²
Median bedrooms	3
Median year built	1968
Single family	98%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.4%
Owner occupied	80%
Company owned	14%
Median loan-to-value	28%

Typical ownership tenure

16.7 yrs

COMMUNITY

Population	5,980
Density	103 / mi²
Median household income	\$69K
Average household income	\$82K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	26
Homes occupied	80%
Bachelor's or higher	11%
Poverty rate	14.3%
Unemployment	1.5%
Average temp	49°F
Annual precip	37 in
Sunshine	46%

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.