

# Bailey 49303

ZIP code · MI · Michigan > Muskegon County

SELLER'S MARKET

\$40K

MEDIAN SALE PRICE

-88.5%

1-YR CHANGE

6

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

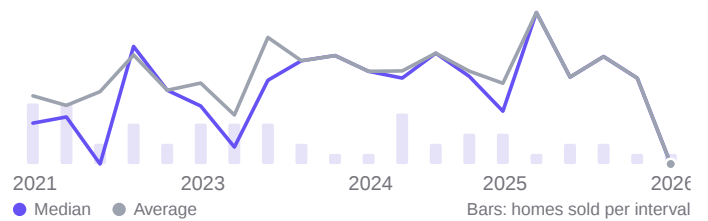
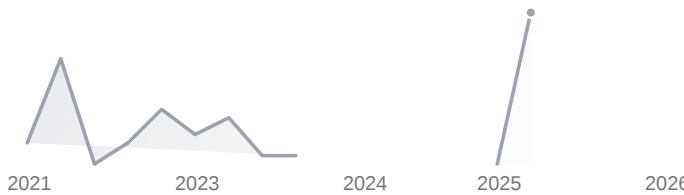
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

75 / 100

Sale prices

Median \$40K · Average \$40K

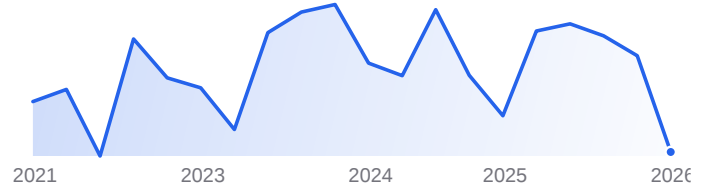
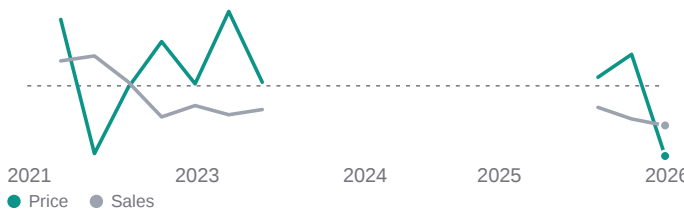


Growth (year over year)

Price -88.5% · Sales -50.0%

Price per square foot

\$35/ft²

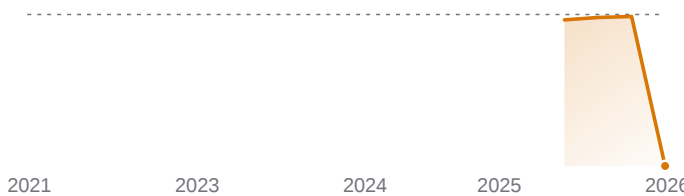


Sale premium vs estimated value

-84.0%

Annual turnover (share of homes sold)

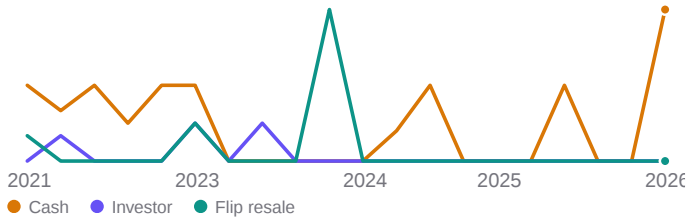
1.5%



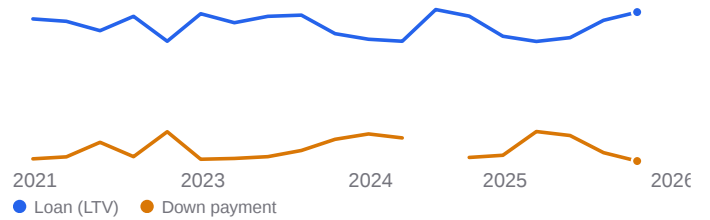
## BUYERS & OUTCOMES

### Buyer mix

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

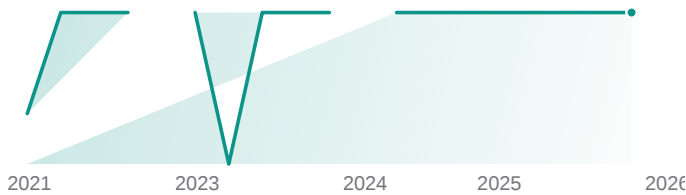


Financing (share of purchase price) Loan (LTV) 99% · Down payment 0.7%



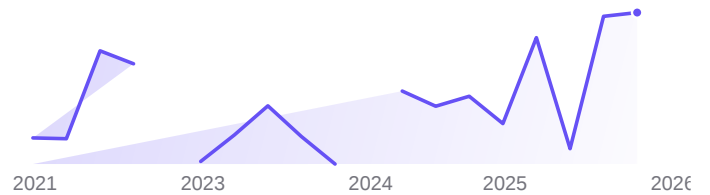
### Sellers who sold at a gain

100%



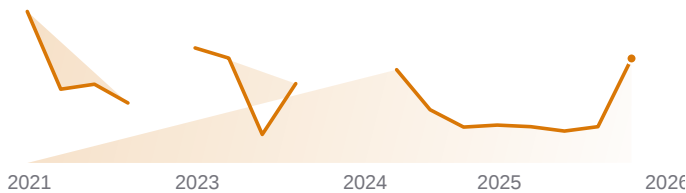
### Typical hold before selling

11.6 yrs



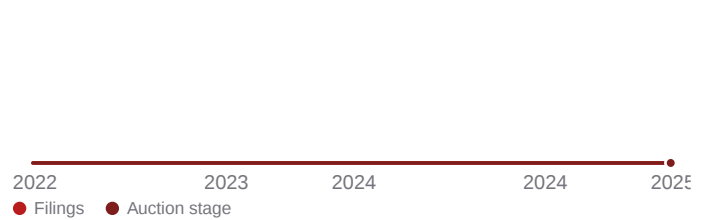
### Median annualized return at resale

+20.7%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 410       |
| Median value (AVM) | \$249K    |
| Median size        | 1,498 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1991      |
| Single family      | 99%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 64%      |
| Underwater (LTV 125% or more) | 0.8%     |
| Owner occupied                | 83%      |
| Company owned                 | 14%      |
| Median loan-to-value          | 37%      |
| Typical ownership tenure      | 21.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 877      |
| Density                          | 59 / mi² |
| Median household income          | \$67K    |
| Average household income         | \$78K    |
| Crime index (US avg 100)         | 78       |
| Air pollution index (US avg 100) | 81       |
| Earthquake index (US avg 100)    | 17       |
| Homes occupied                   | 94%      |
| Bachelor's or higher             | 12%      |
| Poverty rate                     | 9.1%     |
| Unemployment                     | 1.7%     |
| Average temp                     | 47°F     |
| Annual precip                    | 36 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.