

Sand Lake 49343

ZIP code · MI · Michigan > Newaygo County > Sand Lake

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

+24.6%

1-YR CHANGE

55

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



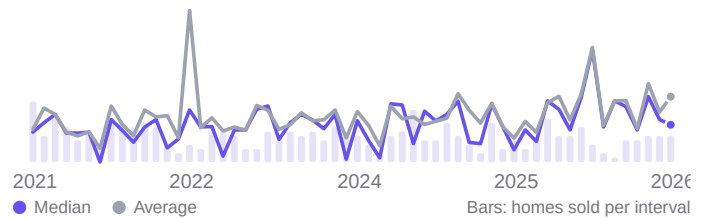
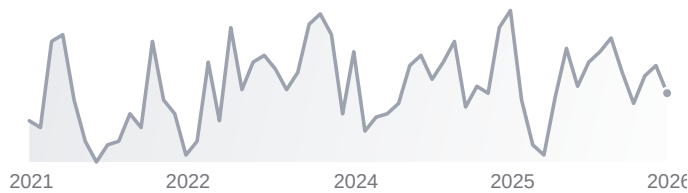
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$200K · Average \$335K

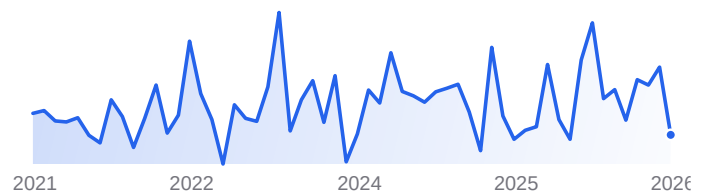
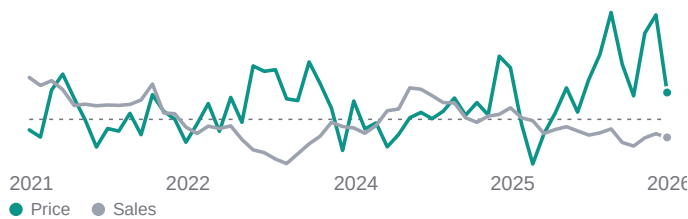


Growth (year over year)

Price +24.6% · Sales -16.7%

Price per square foot

\$93/ft²

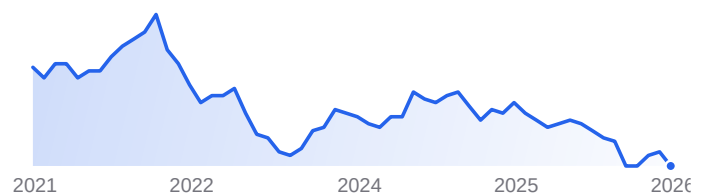


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

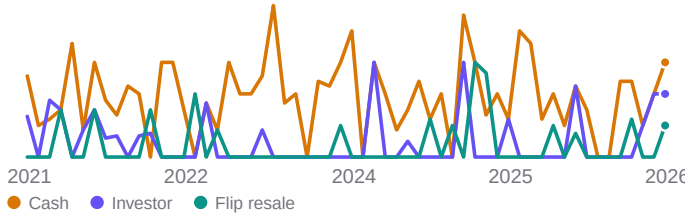
2.1%



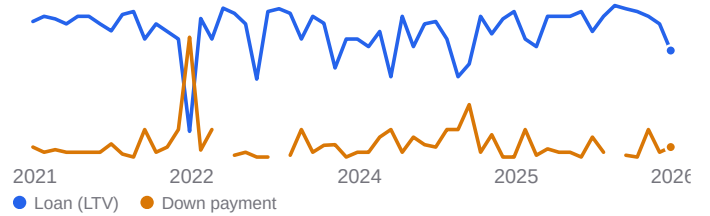
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 33% · Flip resale 17%

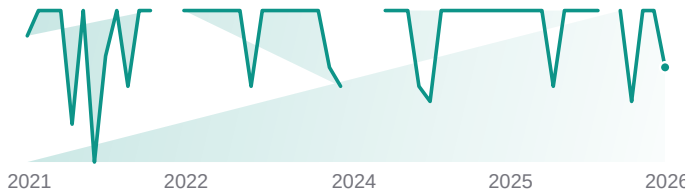


Financing (share of purchase price) Loan (LTV) 72% · Down payment 8.4%



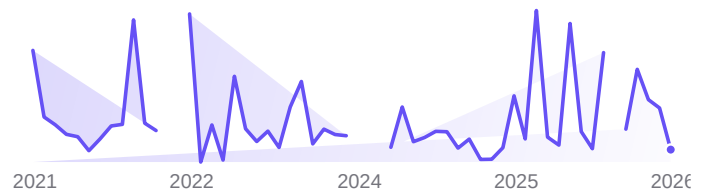
Sellers who sold at a gain

75%



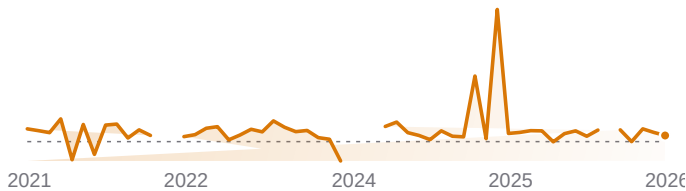
Typical hold before selling

1.8 yrs



Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,608
Median value (AVM)	\$257K
Median size	1,328 ft²
Median bedrooms	3
Median year built	1984
Single family	89%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.8%
Owner occupied	80%
Company owned	12%
Median loan-to-value	28%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	5,824
Density	102 / mi²
Median household income	\$79K
Average household income	\$94K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	13
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	46°F
Annual precip	36 in
Sunshine	48%

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.