

White Cloud 49349

ZIP code · MI · Michigan > Newaygo County > White Cloud

STRONG BUYER'S MARKET

\$70K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

116

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



HOUSING STOCK

Homes	4,545
Median value (AVM)	\$156K
Median size	1,160 ft²
Median bedrooms	3
Median year built	1978
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	93%
Underwater (LTV 125% or more)	0.4%
Owner occupied	64%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	21.5 yrs

COMMUNITY

Population	9,405
Density	44 / mi²
Median household income	\$51K
Average household income	\$66K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	15
Homes occupied	75%
Bachelor's or higher	9%
Poverty rate	16.8%
Unemployment	1.3%
Average temp	45°F
Annual precip	36 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through September 2019. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.