

Douglas 49406

ZIP code · MI · Michigan > Allegan County > Douglas

STRONG SELLER'S MARKET

\$883K

MEDIAN SALE PRICE

+82.5%

1-YR CHANGE

65

SALES (12 MO)

\$693K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 92 / 100



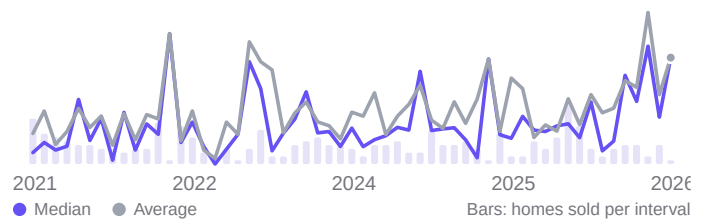
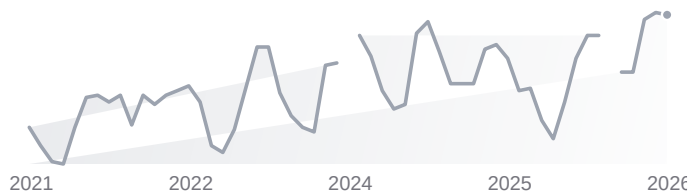
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

92 / 100

Sale prices

Median \$1M · Average \$1M

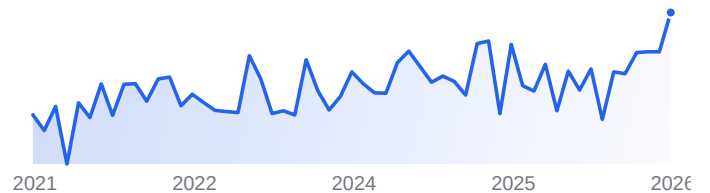
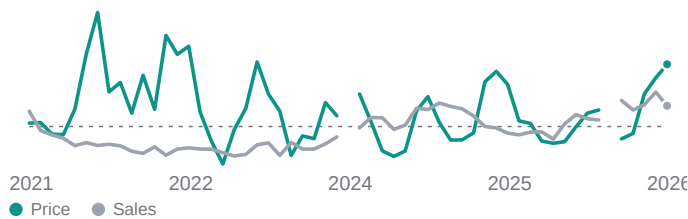


Growth (year over year)

Price +82.5% · Sales +27.5%

Price per square foot

\$570/ft²

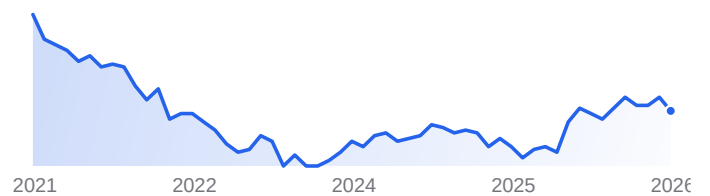
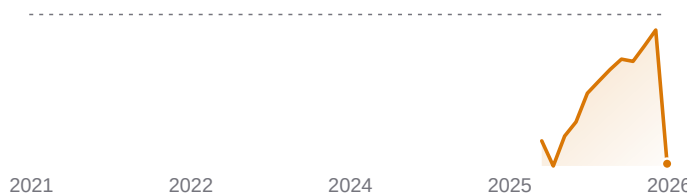


Sale premium vs estimated value

-7.0%

Annual turnover (share of homes sold)

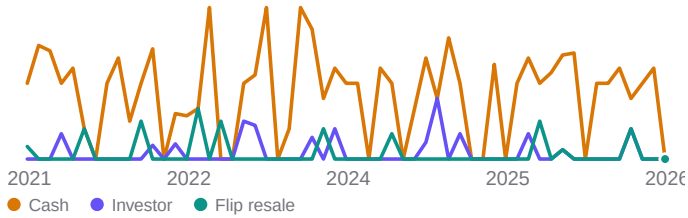
6.0%



BUYERS & OUTCOMES

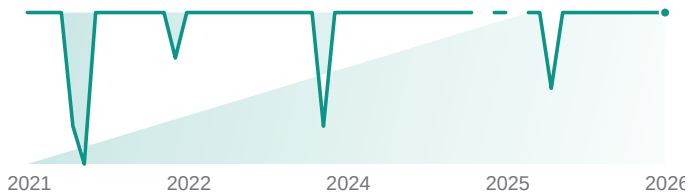
Buyer mix

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



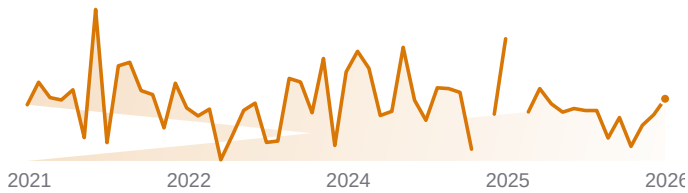
Sellers who sold at a gain

100%

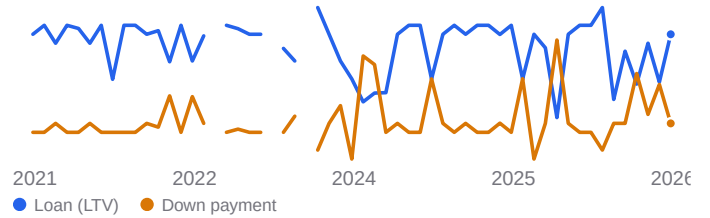


Median annualized return at resale

+9.9%

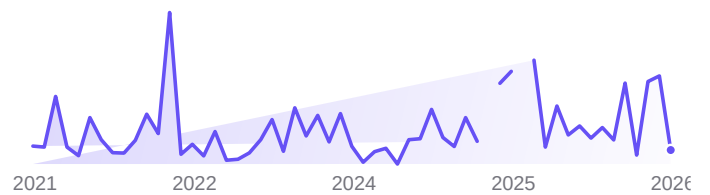


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,087
Median value (AVM)	\$693K
Median size	1,715 ft²
Median bedrooms	3
Median year built	1995
Single family	55%
Condos	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.1%
Owner occupied	72%
Company owned	30%
Median loan-to-value	23%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	1,010
Density	398 / mi ²
Median household income	\$104K
Average household income	\$113K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	23
Homes occupied	60%
Bachelor's or higher	39%
Poverty rate	2.3%
Unemployment	1.1%
Average temp	48°F
Annual precip	36 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.