

Fruitport 49415

ZIP code · MI · Michigan > Muskegon County > Fruitport

SELLER'S MARKET

\$346K

MEDIAN SALE PRICE

+6.3%

1-YR CHANGE

94

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



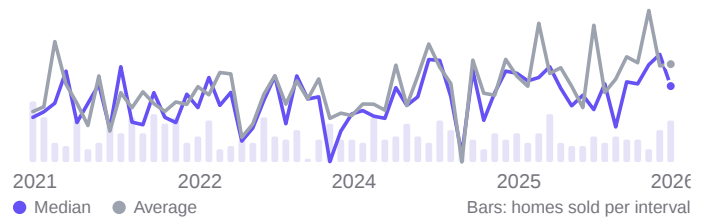
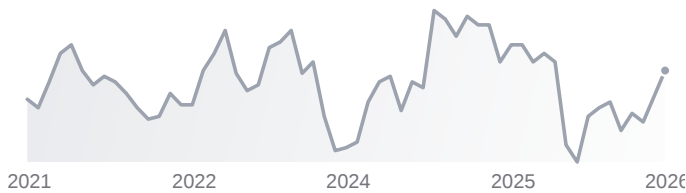
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$305K · Average \$356K

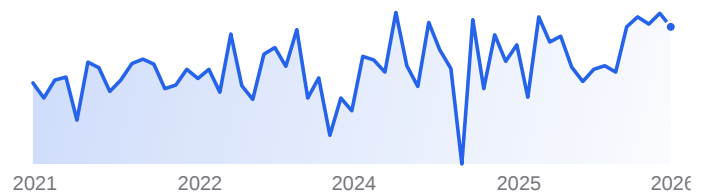
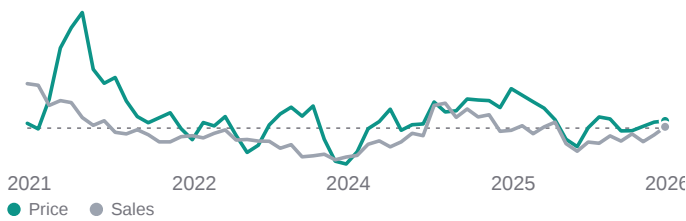


Growth (year over year)

Price +6.3% · Sales +1.1%

Price per square foot

\$243/ft²

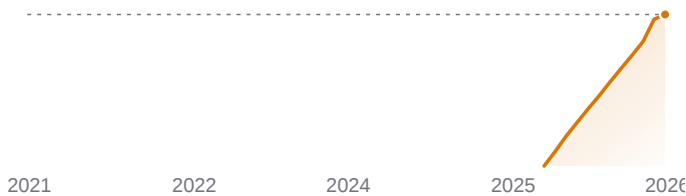


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

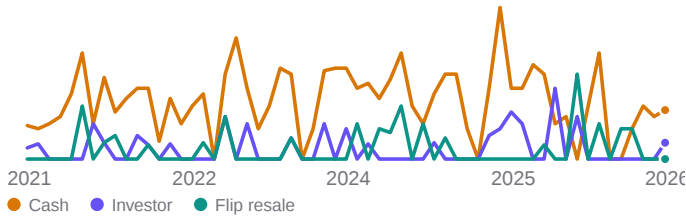
3.6%



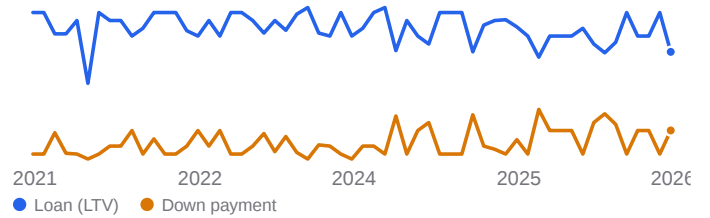
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 7.7% · Flip resale 0%

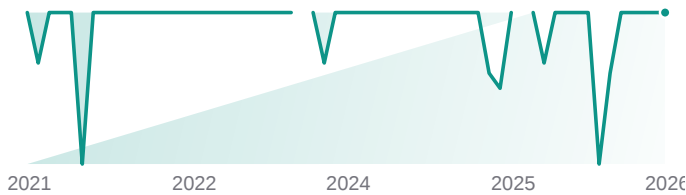


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



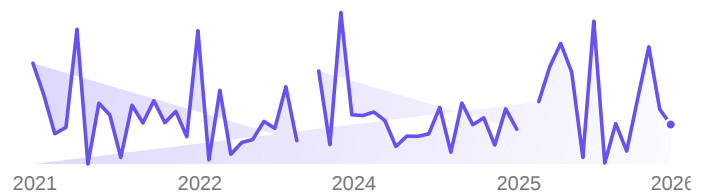
Sellers who sold at a gain

100%



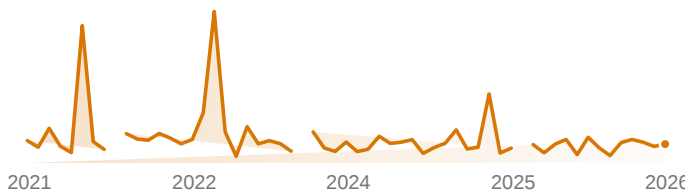
Typical hold before selling

3.0 yrs



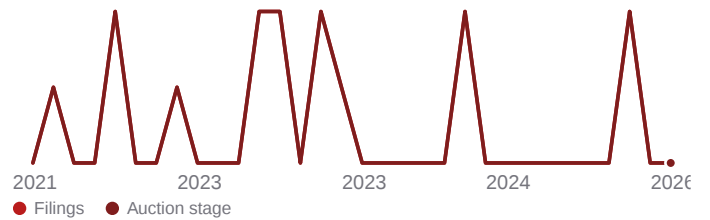
Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,596
Median value (AVM)	\$332K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1979
Single family	88%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.1%
Owner occupied	92%
Company owned	14%
Median loan-to-value	36%

Typical ownership tenure

17.5 yrs

COMMUNITY

Population	6,719
Density	227 / mi²
Median household income	\$76K
Average household income	\$108K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	17
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	5.8%
Unemployment	1.4%
Average temp	47°F
Annual precip	35 in
Sunshine	50%

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.