

Hamilton 49419

ZIP code · MI · Michigan > Allegan County

BUYER'S MARKET

\$376K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

74

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



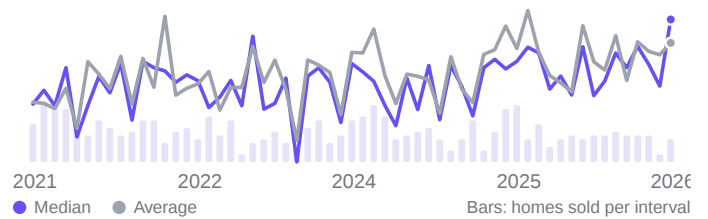
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$465K · Average \$409K

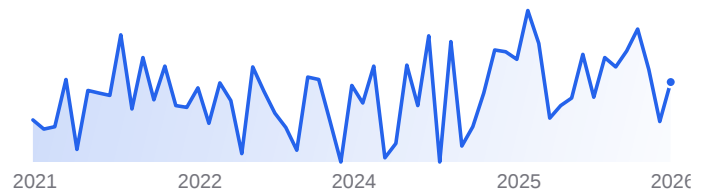
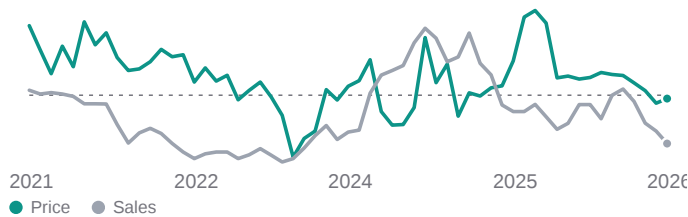


Growth (year over year)

Price -1.8% · Sales -25.3%

Price per square foot

\$215/ft²

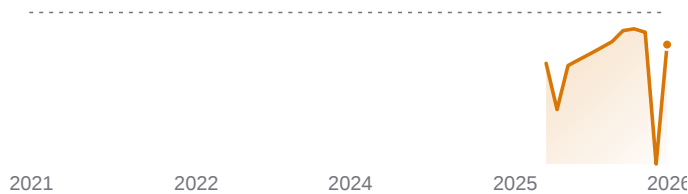


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

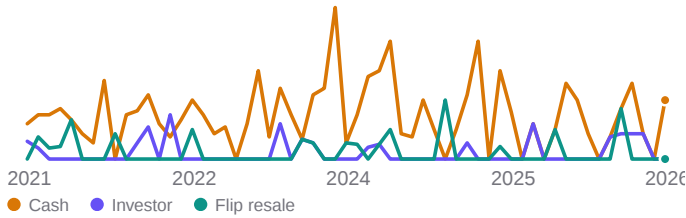
2.6%



BUYERS & OUTCOMES

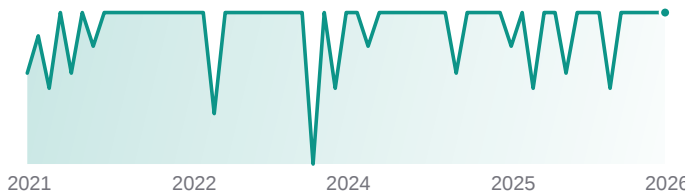
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



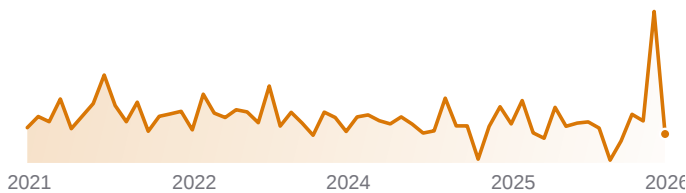
Sellers who sold at a gain

100%

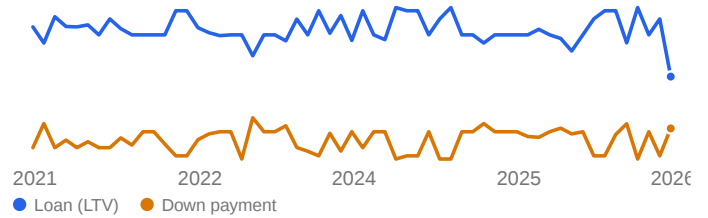


Median annualized return at resale

+5.5%

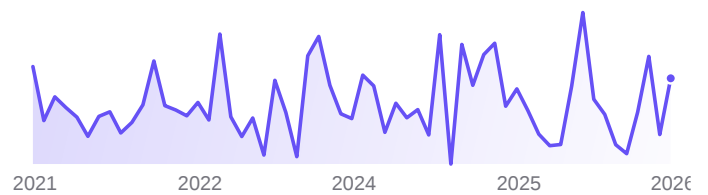


Financing (share of purchase price) Loan (LTV) 54% · Down payment 22%



Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,863
Median value (AVM)	\$388K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1993
Single family	87%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.6%
Owner occupied	97%
Company owned	18%
Median loan-to-value	41%

Typical ownership tenure

16.9 yrs

COMMUNITY

Population	8,481
Density	113 / mi²
Median household income	\$92K
Average household income	\$107K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	21
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	7.5%
Unemployment	1.4%
Average temp	48°F
Annual precip	38 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.