Hesperia 49421

ZIP code · MI · Michigan › Oceana County › Hesperia

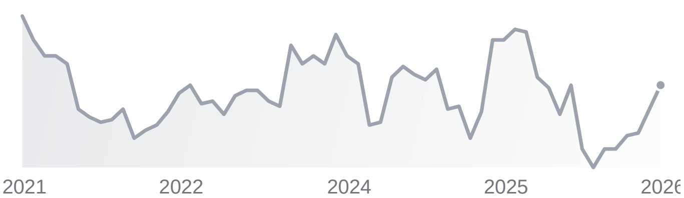
BALANCED MARKET

$222K	-3.3%	73	$155K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

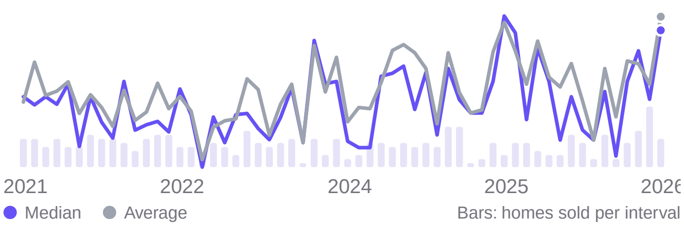
Market temperature Balanced market · 42 / 100

MARKET TRENDS (5 YEARS)

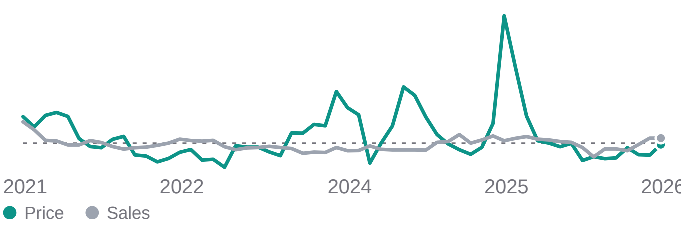
Market temperature (0–100) 42 / 100



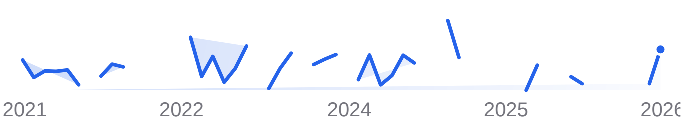
Sale prices Median $280K · Average $307K



Growth (year over year) Price -3.3% · Sales +10.6%

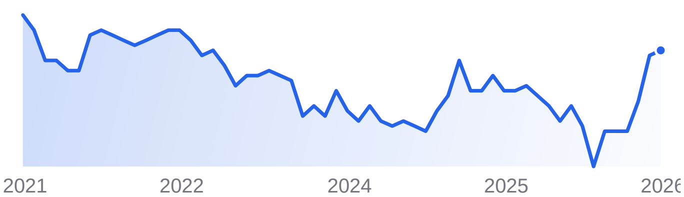


Price per square foot $188/ft²



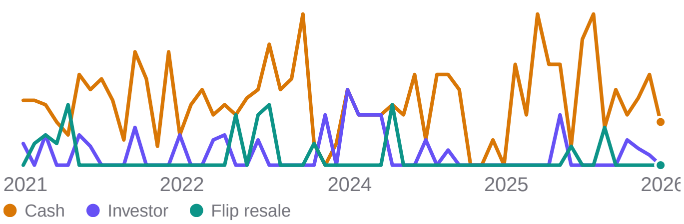
Sale premium vs estimated value +17.3%

Annual turnover (share of homes sold) 2.3%

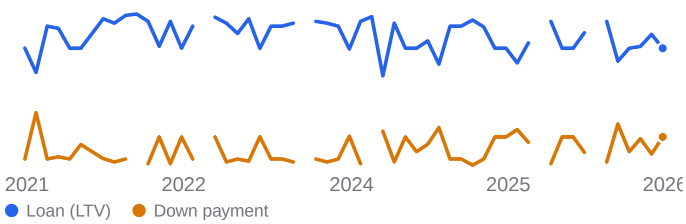


BUYERS & OUTCOMES

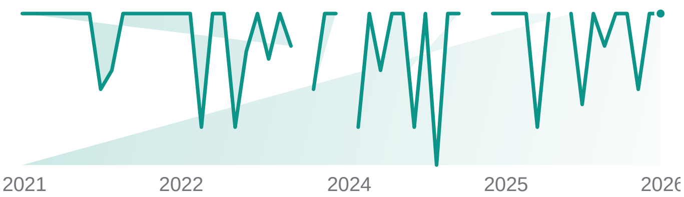
Buyer mix Cash 29% · Investor 0% · Flip resale 0%



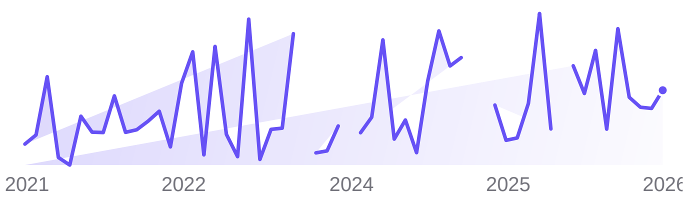
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



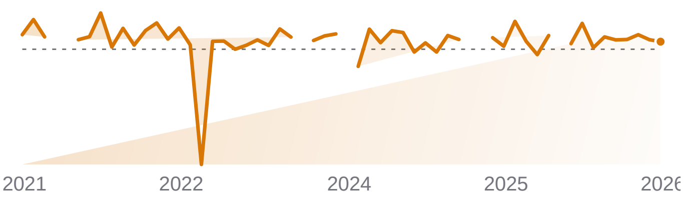
Sellers who sold at a gain 100%



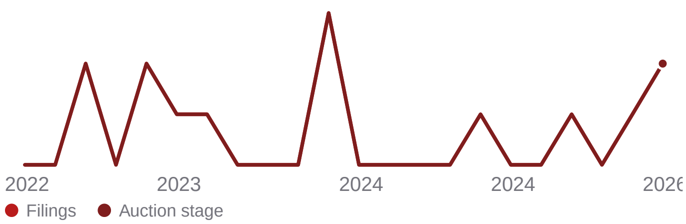
Typical hold before selling 7.5 yrs



Median annualized return at resale +5.9%



Preforeclosure filings Filings 3 · Auction stage 3



HOUSING STOCK

Homes	**3,243**
Median value (AVM)	**$155K**
Median size	**1,200 ft²**
Median bedrooms	**3**
Median year built	**1985**
Single family	**88%**
Condos	**2.8%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**82%**
Underwater (LTV 125% or more)	**1.8%**
Owner occupied	**77%**
Company owned	**17%**
Median loan-to-value	**0%**

Typical ownership tenure	**12.8 yrs**

COMMUNITY

Population	**4,793**
Density	**37 / mi²**
Median household income	**$56K**
Average household income	**$65K**
Crime index (US avg 100)	**107**
Air pollution index (US avg 100)	**81**
Earthquake index (US avg 100)	**12**
Homes occupied	**75%**
Bachelor's or higher	**7%**
Poverty rate	**14.3%**
Unemployment	**1.8%**
Average temp	**46°F**
Annual precip	**35 in**
Sunshine	**50%**

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.