

Holton 49425

ZIP code · MI · Michigan > Muskegon County

SELLER'S MARKET

\$215K

MEDIAN SALE PRICE

+76.4%

1-YR CHANGE

55

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

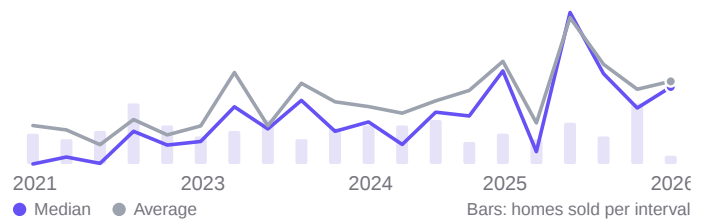
Market temperature (0–100)

71 / 100



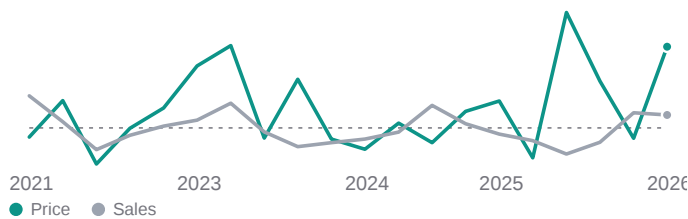
Sale prices

Median \$228K · Average \$238K



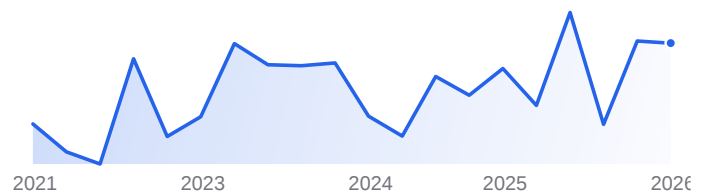
Growth (year over year)

Price +76.4% · Sales +12.2%



Price per square foot

\$172/ft²



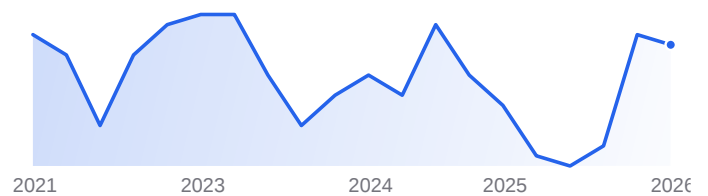
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

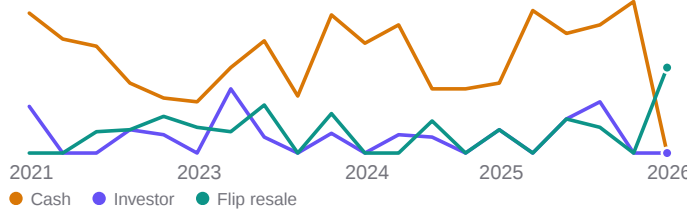
3.7%



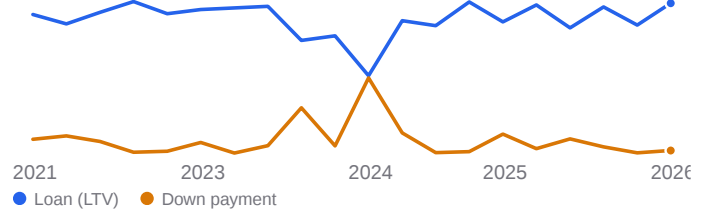
BUYERS & OUTCOMES

Buyer mix

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

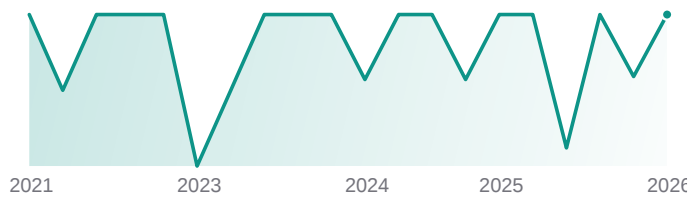


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



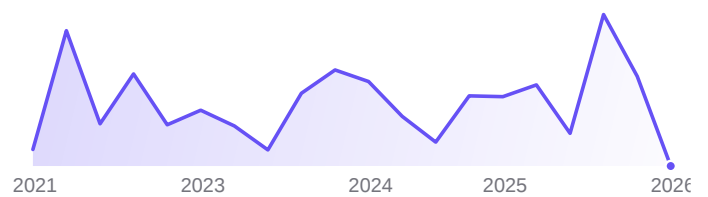
Sellers who sold at a gain

100%



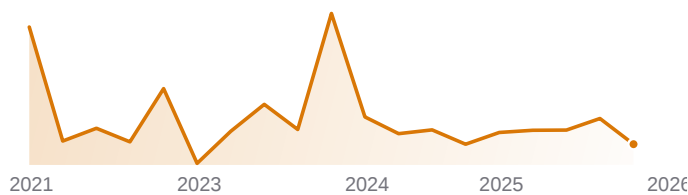
Typical hold before selling

0.5 yrs



Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,496
Median value (AVM)	\$215K
Median size	1,304 ft²
Median bedrooms	3
Median year built	1979
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	12%
Median loan-to-value	22%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	4,308
Density	64 / mi²
Median household income	\$64K
Average household income	\$77K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	17
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	11.3%
Unemployment	1.8%
Average temp	46°F
Annual precip	35 in
Sunshine	50%

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