

New Era 49446

ZIP code · MI · Michigan > Oceana County > New Era

SELLER'S MARKET

\$140K

MEDIAN SALE PRICE

+27.5%

1-YR CHANGE

40

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

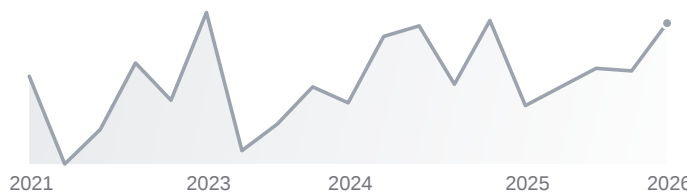
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

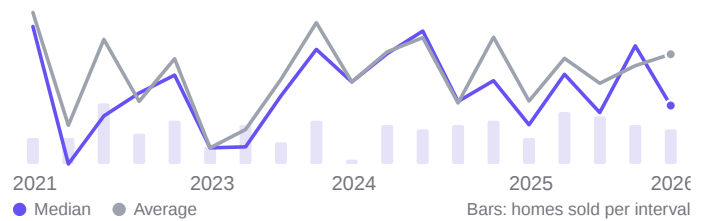
Market temperature (0–100)

67 / 100



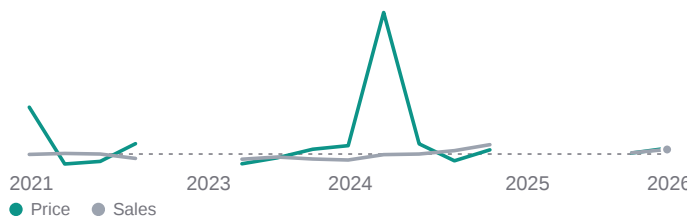
Sale prices

Median \$154K · Average \$238K



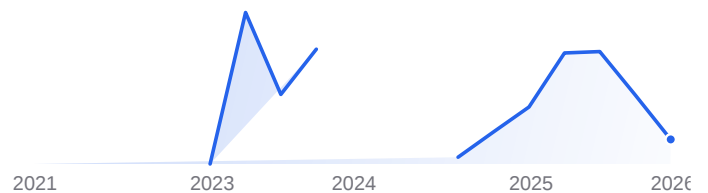
Growth (year over year)

Price +27.5% · Sales +21.2%



Price per square foot

\$103/ft²



Sale premium vs estimated value

-17.0%



Annual turnover (share of homes sold)

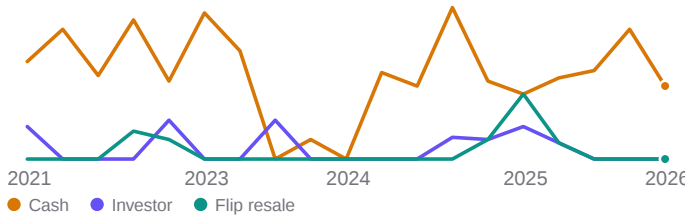
3.3%



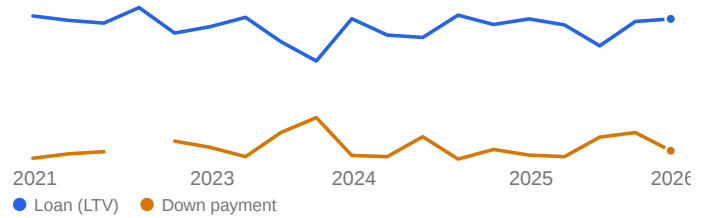
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%

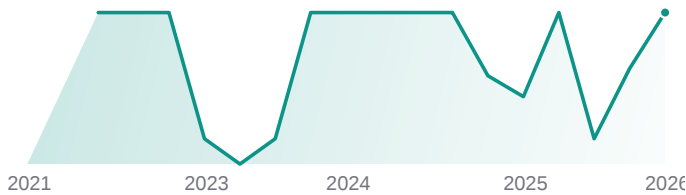


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.0%



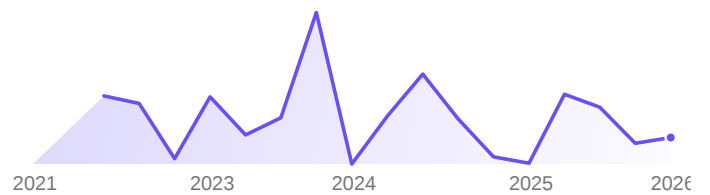
Sellers who sold at a gain

100%



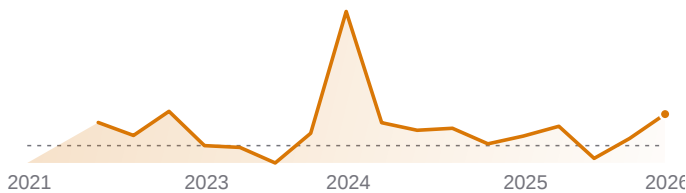
Typical hold before selling

4.3 yrs



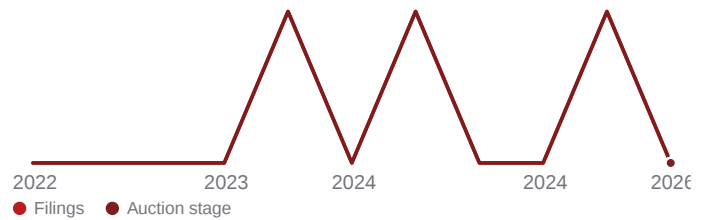
Median annualized return at resale

+14.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,199
Median value (AVM)	\$172K
Median size	1,309 ft²
Median bedrooms	3
Median year built	1981
Single family	90%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.5%
Owner occupied	82%
Company owned	22%
Median loan-to-value	15%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	2,031
Density	63 / mi²
Median household income	\$66K
Average household income	\$80K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	19
Homes occupied	80%
Bachelor's or higher	11%
Poverty rate	16.3%
Unemployment	2.0%
Average temp	46°F
Annual precip	34 in
Sunshine	50%

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