

Saugatuck 49453

ZIP code · MI · Michigan > Allegan County > Saugatuck

BALANCED MARKET

\$603K

MEDIAN SALE PRICE

-18.9%

1-YR CHANGE

87

SALES (12 MO)

\$688K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



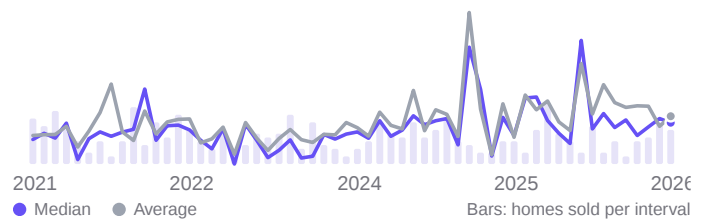
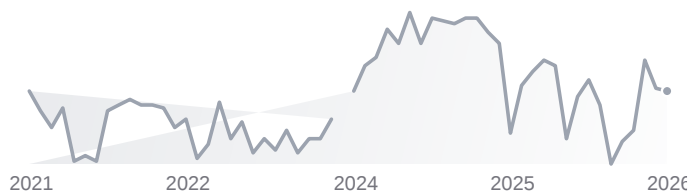
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$603K · Average \$676K

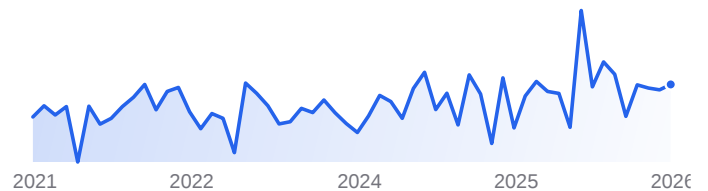
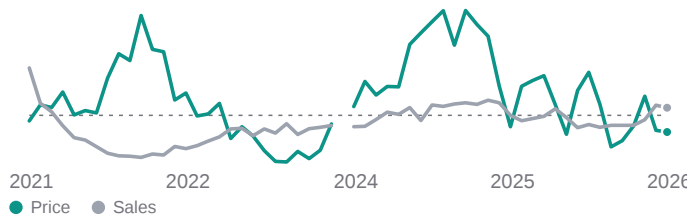


Growth (year over year)

Price -18.9% · Sales +8.8%

Price per square foot

\$450/ft²

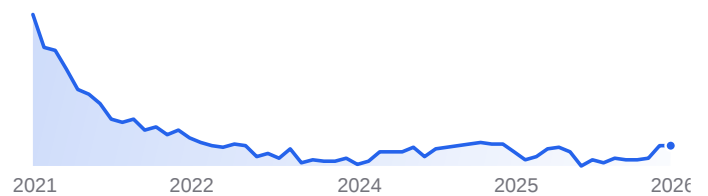
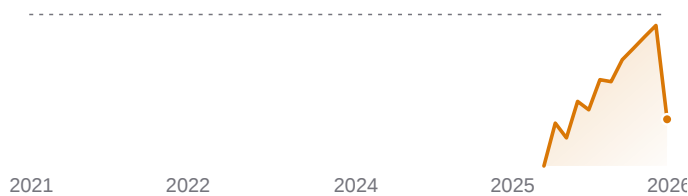


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

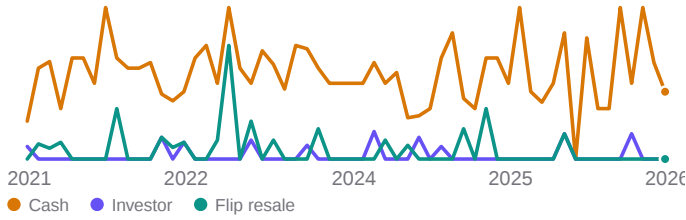
3.9%



BUYERS & OUTCOMES

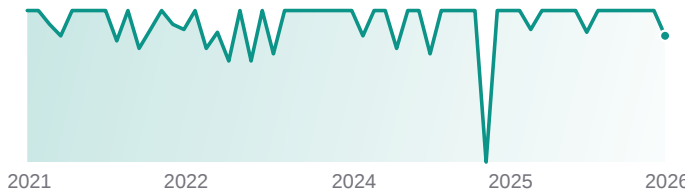
Buyer mix

Cash 44% · Investor 0% · Flip resale 0%



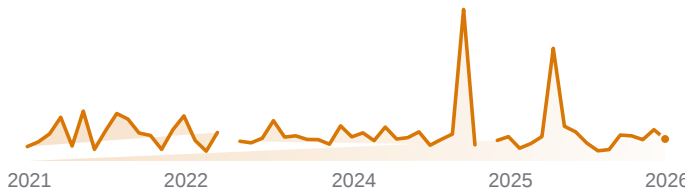
Sellers who sold at a gain

83%

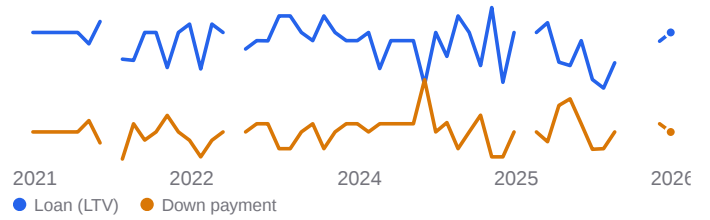


Median annualized return at resale

+8.7%

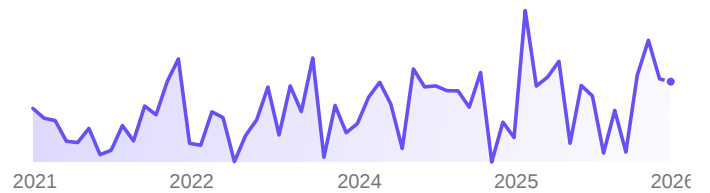


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,225
Median value (AVM)	\$688K
Median size	1,725 ft²
Median bedrooms	3
Median year built	1993
Single family	71%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.2%
Owner occupied	72%
Company owned	37%
Median loan-to-value	24%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	2,654
Density	223 / mi ²
Median household income	\$102K
Average household income	\$111K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	18
Homes occupied	67%
Bachelor's or higher	32%
Poverty rate	3.7%
Unemployment	1.2%
Average temp	48°F
Annual precip	36 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.