

Whitehall 49461

ZIP code · MI · Michigan > Muskegon County > Whitehall

BALANCED MARKET

\$308K

MEDIAN SALE PRICE

+14.1%

1-YR CHANGE

146

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

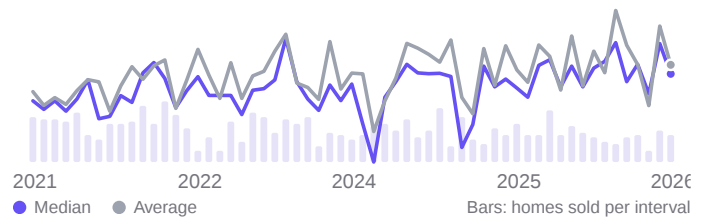
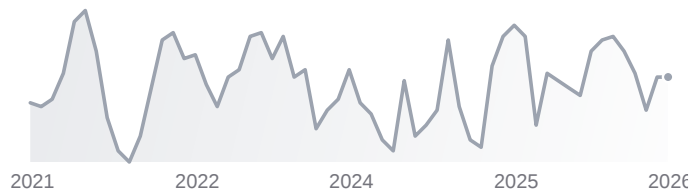
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$298K · Average \$324K

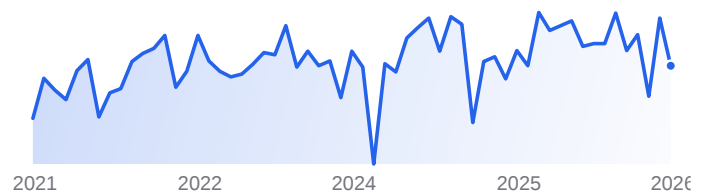
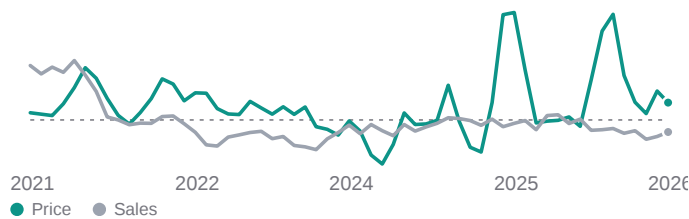


Growth (year over year)

Price +14.1% · Sales -9.9%

Price per square foot

\$179/ft²

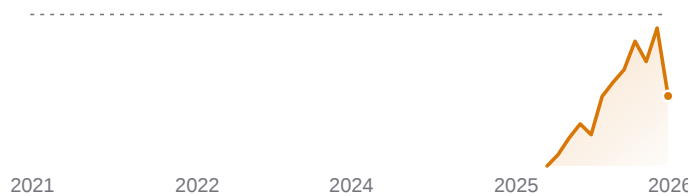


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

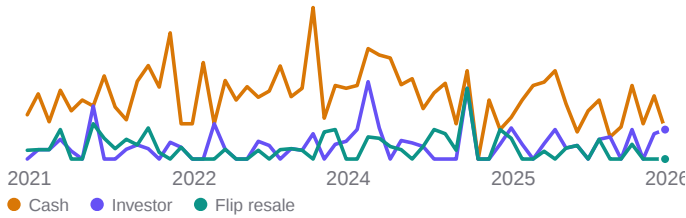
3.5%



BUYERS & OUTCOMES

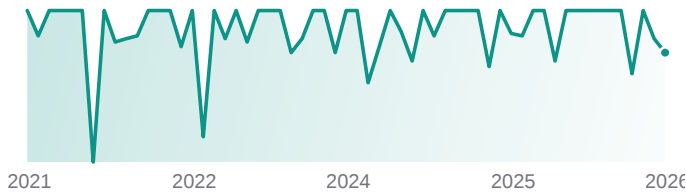
Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



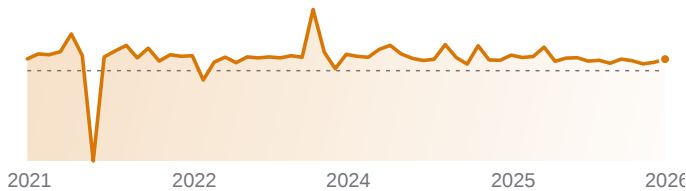
Sellers who sold at a gain

83%

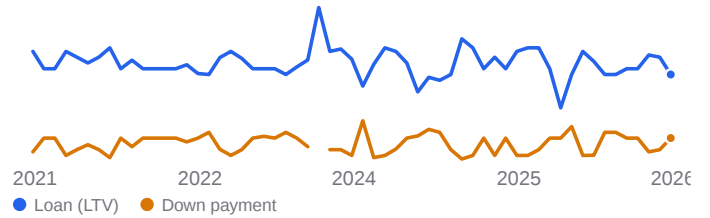


Median annualized return at resale

+7.2%

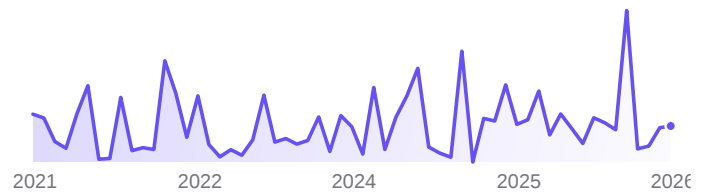


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



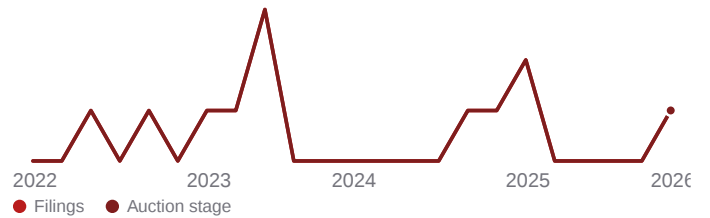
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,137
Median value (AVM)	\$321K
Median size	1,546 ft²
Median bedrooms	3
Median year built	1980
Single family	95%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.3%
Owner occupied	81%
Company owned	21%
Median loan-to-value	34%

Typical ownership tenure

18.3 yrs

COMMUNITY

Population	8,939
Density	188 / mi ²
Median household income	\$73K
Average household income	\$101K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	13
Homes occupied	88%
Bachelor's or higher	20%
Poverty rate	10.6%
Unemployment	1.4%
Average temp	47°F
Annual precip	34 in
Sunshine	50%

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.