

Comstock Park

Community · MI · Michigan > Kent County

BALANCED MARKET

\$369K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

140

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



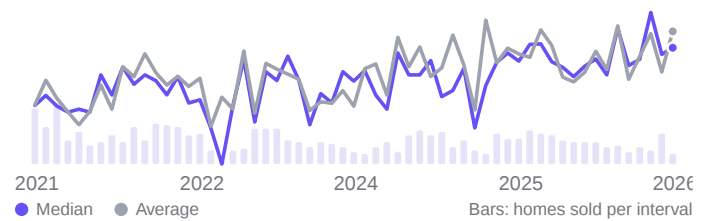
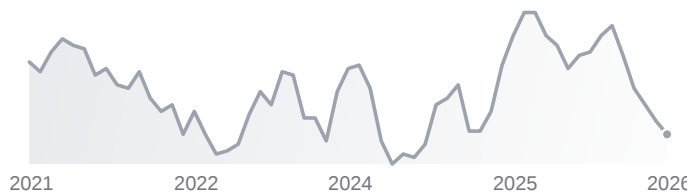
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$354K · Average \$380K

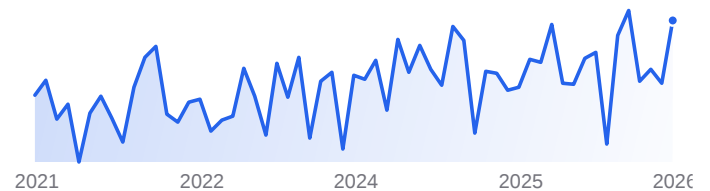
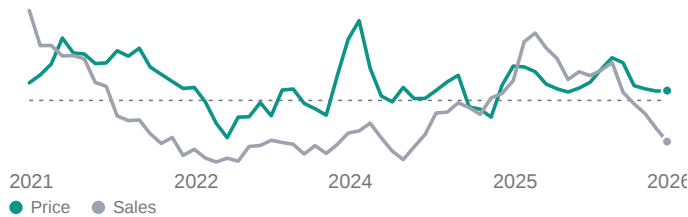


Growth (year over year)

Price +5.3% · Sales -22.2%

Price per square foot

\$286/ft²

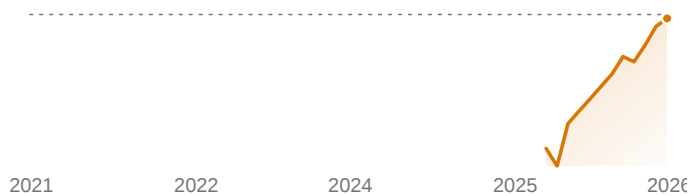


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

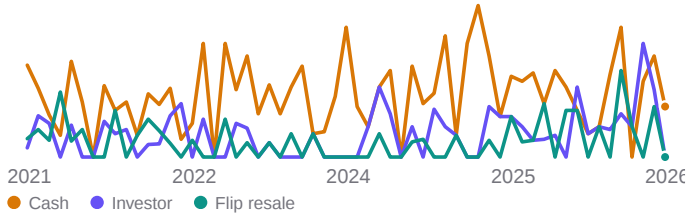
3.1%



BUYERS & OUTCOMES

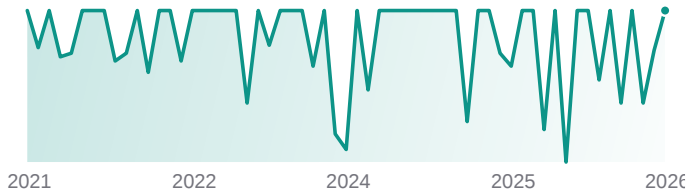
Buyer mix

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



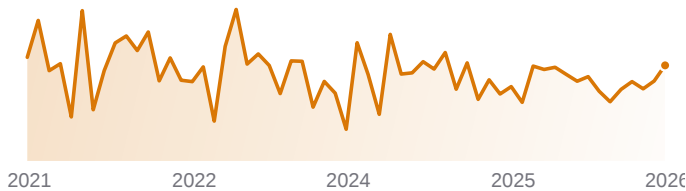
Sellers who sold at a gain

100%

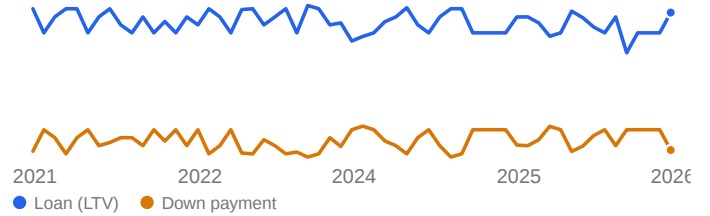


Median annualized return at resale

+8.2%

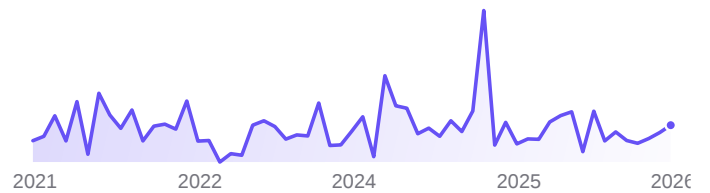


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.3%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,548
Median value (AVM)	\$351K
Median size	1,203 ft²
Median bedrooms	3
Median year built	1966
Single family	84%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	12%
Median loan-to-value	42%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	10,906
Density	2,811 / mi²
Median household income	\$56K
Average household income	\$76K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	16
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	10.3%
Unemployment	1.3%
Average temp	47°F
Annual precip	37 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.