Allegan County, MI

County · MI · Michigan

SELLER'S MARKET

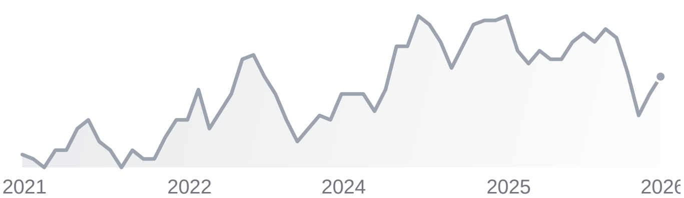
$318K	+4.9%	1,775	$332K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Seller's market · 61 / 100

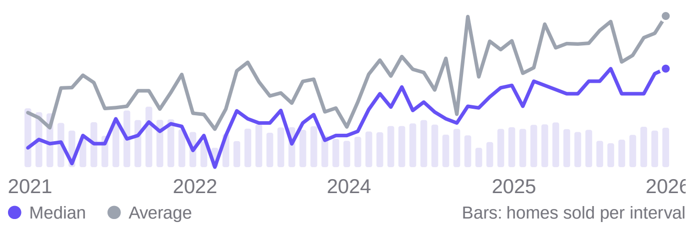
Buyer's market — Balanced — Seller's market

MARKET TRENDS (5 YEARS)

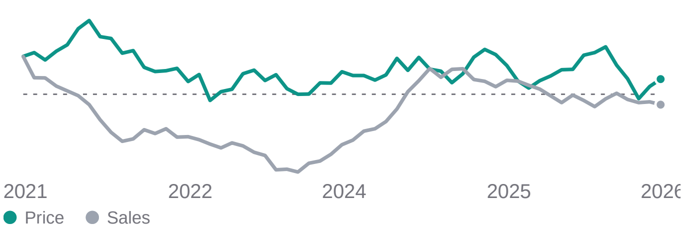
Market temperature (0–100) — 61 / 100



Sale prices — Median $330K · Average $393K



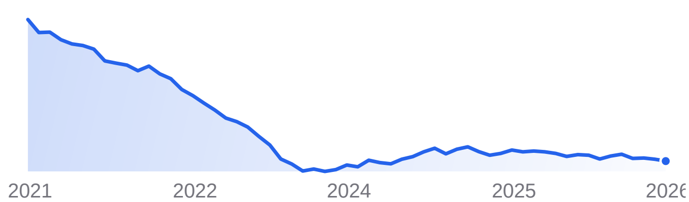
Growth (year over year) — Price +4.9% · Sales -3.4%



Price per square foot — $224/ft²

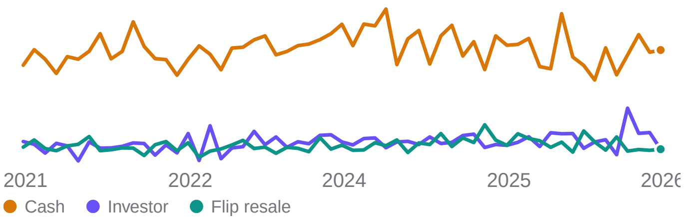
Sale premium vs estimated value — -0.5%

Annual turnover (share of homes sold) — 3.7%

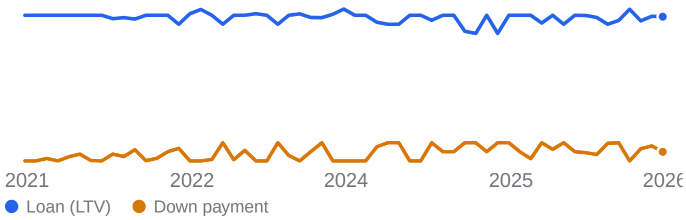


BUYERS & OUTCOMES

Buyer mix — Cash 33% · Investor 4.2% · Flip resale 4.2%

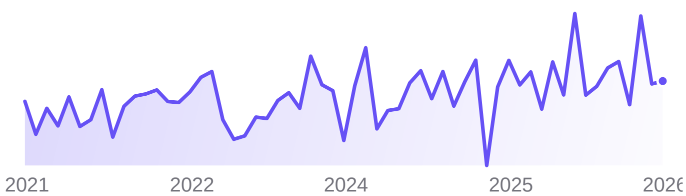


Financing (share of purchase price) — Loan (LTV) 89% · Down payment 15%

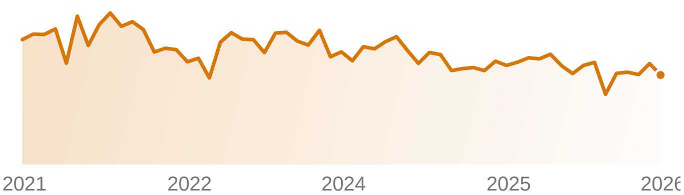


Sellers who sold at a gain — 96%

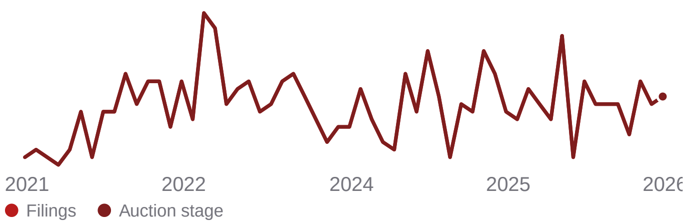
Typical hold before selling — 5.6 yrs



Median annualized return at resale — +7.2%



Preforeclosure filings — Filings 10 · Auction stage 10



HOUSING STOCK

Homes	47,382
Median value (AVM)	$332K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1987
Single family	82%
Condos	9.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.6%
Owner occupied	89%
Company owned	18%
Median loan-to-value	35%

Typical ownership tenure	**16.1 yrs**

COMMUNITY

Population	**123,113**
Density	**149 / mi²**
Median household income	**$75K**
Average household income	**$94K**
Crime index (US avg 100)	**101**
Air pollution index (US avg 100)	**80**
Earthquake index (US avg 100)	**21**
Homes occupied	**89%**
Bachelor's or higher	**17%**
Poverty rate	**9.9%**
Unemployment	**1.3%**
Average temp	**48°F**
Annual precip	**38 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.