

Kent County, MI

County · MI · Michigan

BALANCED MARKET

\$343K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

8,462

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



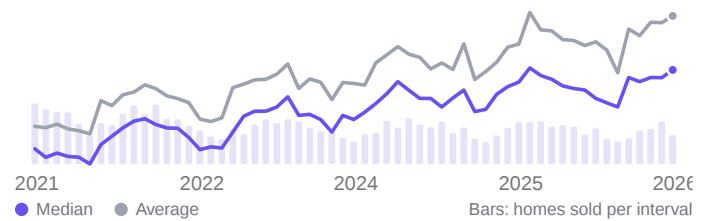
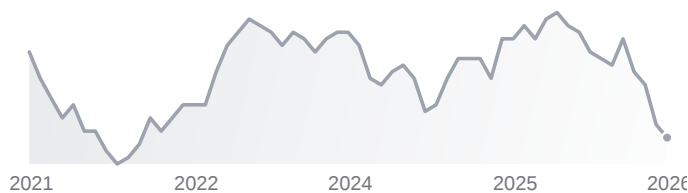
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$349K · Average \$413K

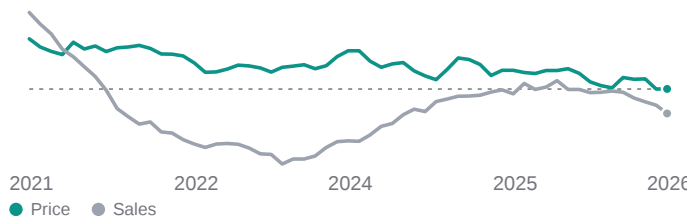


Growth (year over year)

Price +0.0% · Sales -7.7%

Price per square foot

\$256/ft²

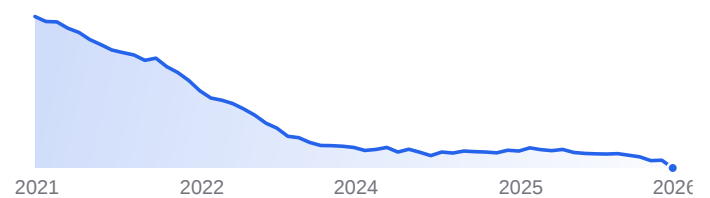
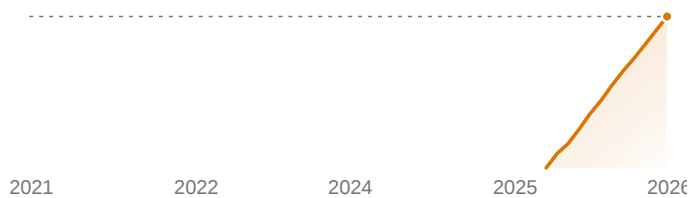


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

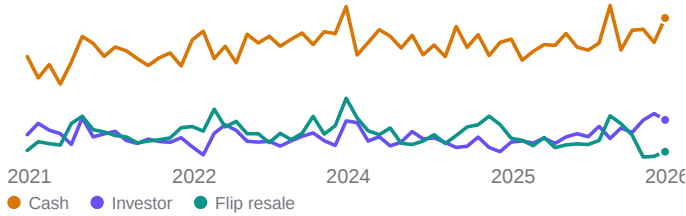
4.2%



BUYERS & OUTCOMES

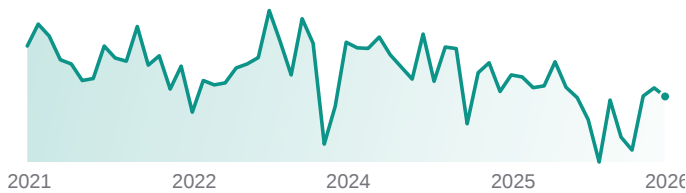
Buyer mix

Cash 28% · Investor 11% · Flip resale 5.1%



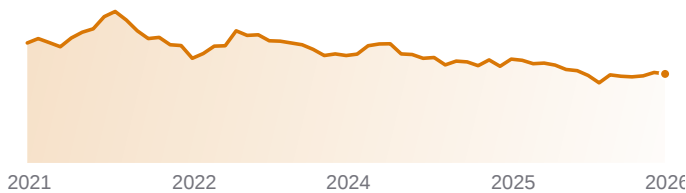
Sellers who sold at a gain

96%

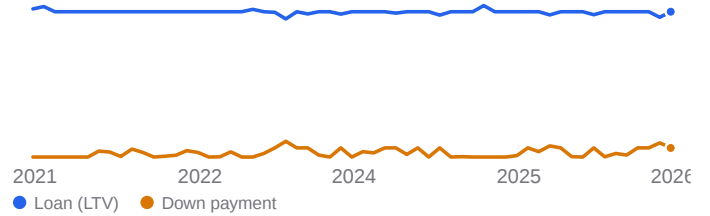


Median annualized return at resale

+7.1%

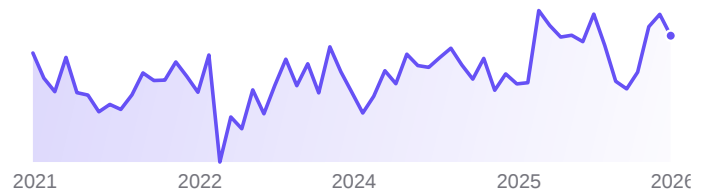


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 43 · Auction stage 43



HOUSING STOCK

Homes	201,839
Median value (AVM)	\$343K
Median size	1,441 ft²
Median bedrooms	3
Median year built	1968
Single family	82%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	84%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	674,539
Density	795 / mi²
Median household income	\$77K
Average household income	\$102K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	19
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	10.8%
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.