

# Alma 48801

ZIP code · MI · Michigan > Gratiot County > Alma

SELLER'S MARKET

**\$146K**

MEDIAN SALE PRICE

**+21.9%**

1-YR CHANGE

**184**

SALES (12 MO)

**\$133K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

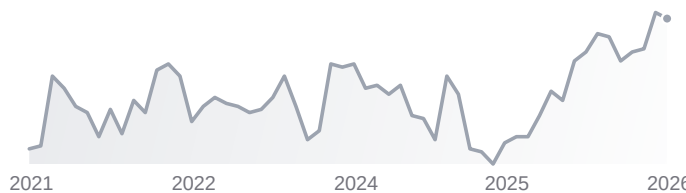
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

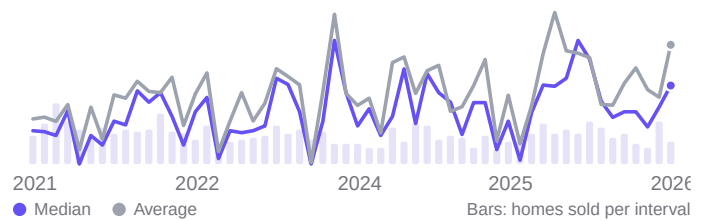
Market temperature (0–100)

77 / 100



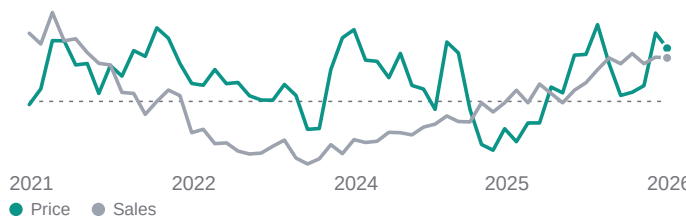
Sale prices

Median \$168K · Average \$210K



Growth (year over year)

Price +21.9% · Sales +17.9%



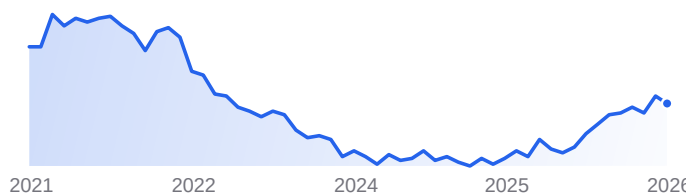
Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

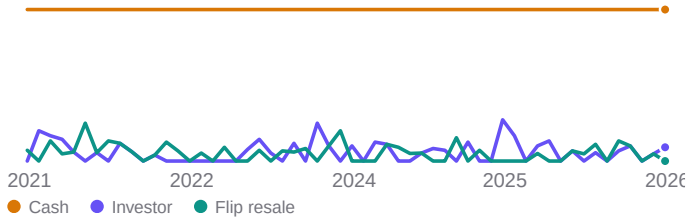
4.4%



## BUYERS & OUTCOMES

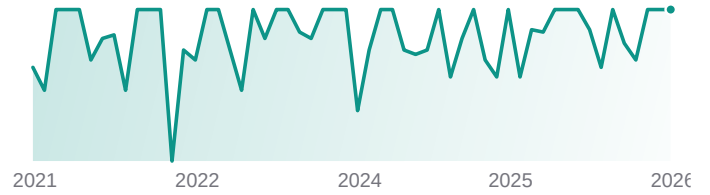
### Buyer mix

Cash 100% · Investor 9.1% · Flip resale 0%



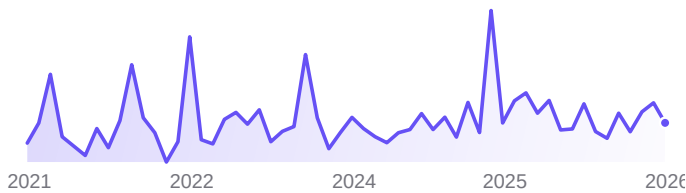
### Sellers who sold at a gain

100%



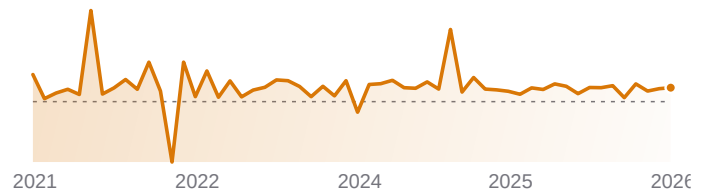
### Typical hold before selling

3.7 yrs



### Median annualized return at resale

+8.2%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 4,165  |
| Median value (AVM) | \$133K |
| Single family      | 98%    |
| Condos             | 1.7%   |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 90%      |
| Underwater (LTV 125% or more) | 0.4%     |
| Owner occupied                | 81%      |
| Company owned                 | 19%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 21.2 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>12,798</b>    |
| Density                          | <b>184 / mi²</b> |
| Median household income          | <b>\$60K</b>     |
| Average household income         | <b>\$73K</b>     |
| Crime index (US avg 100)         | <b>129</b>       |
| Air pollution index (US avg 100) | <b>92</b>        |
| Earthquake index (US avg 100)    | <b>14</b>        |
| Homes occupied                   | <b>91%</b>       |
| Bachelor's or higher             | <b>17%</b>       |
| Poverty rate                     | <b>13.8%</b>     |
| Unemployment                     | <b>1.5%</b>      |
| Average temp                     | <b>47°F</b>      |
| Annual precip                    | <b>32 in</b>     |
| Sunshine                         | <b>51%</b>       |

Market metrics are derived from recorded arms-length deeds through April 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.