

Belding 48809

ZIP code · MI · Michigan > Ionia County > Belding

BUYER'S MARKET

\$301K

MEDIAN SALE PRICE

31

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



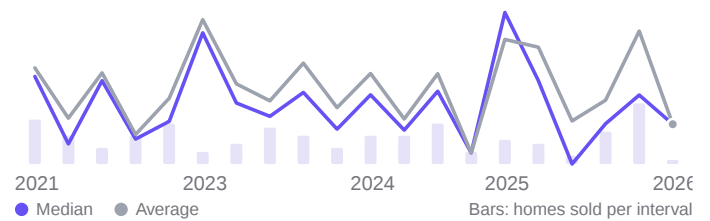
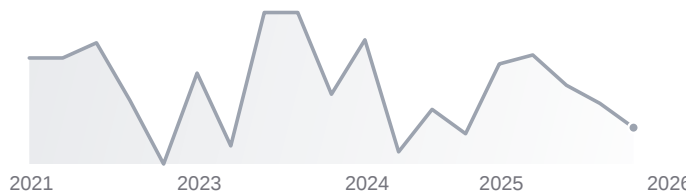
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$220K · Average \$220K

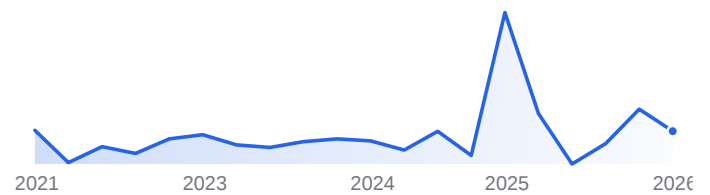
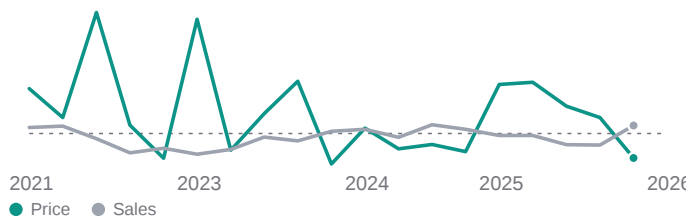


Growth (year over year)

Price -47.0% · Sales +15.4%

Price per square foot

\$232/ft²

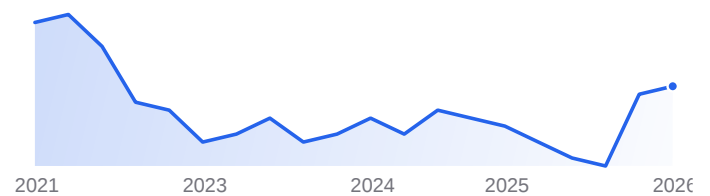


Sale premium vs estimated value

-4.3%

Annual turnover (share of homes sold)

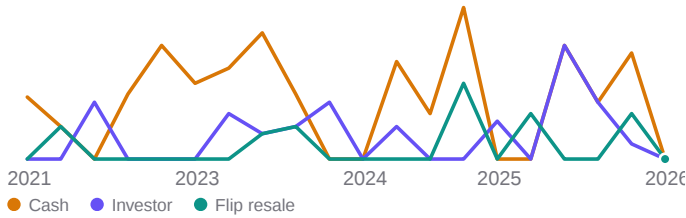
0.8%



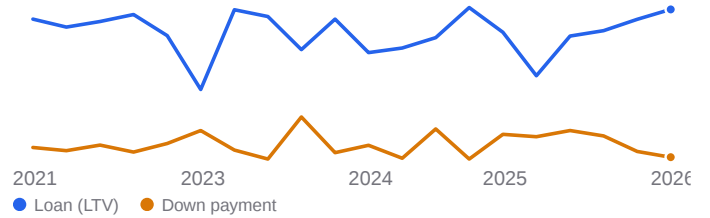
BUYERS & OUTCOMES

Buyer mix

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

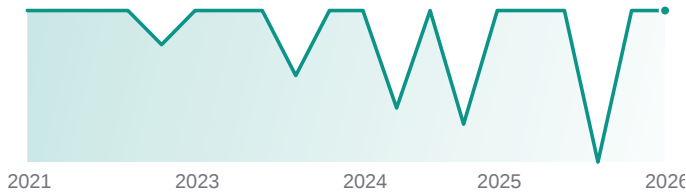


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



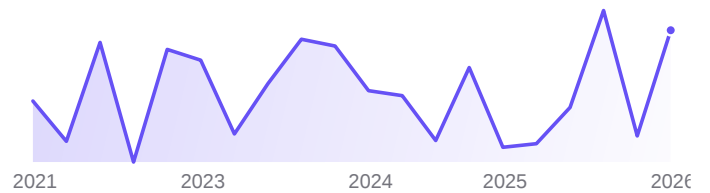
Sellers who sold at a gain

100%



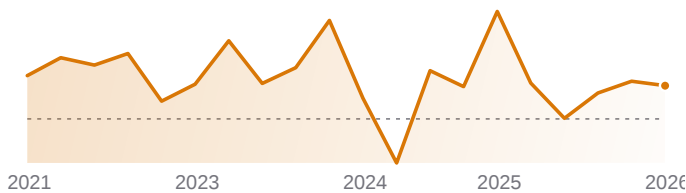
Typical hold before selling

8.7 yrs



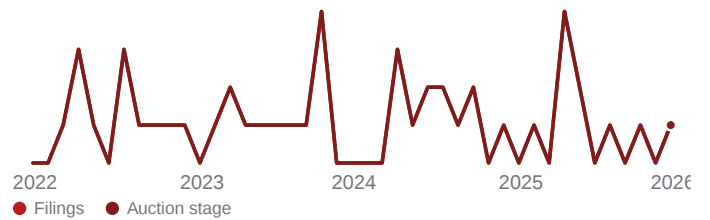
Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,920
Median value (AVM)	\$250K
Median size	1,389 ft²
Median bedrooms	3
Median year built	1964
Single family	89%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.9%
Owner occupied	88%
Company owned	11%
Median loan-to-value	24%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	11,765
Density	137 / mi²
Median household income	\$67K
Average household income	\$78K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	17
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	15.1%
Unemployment	1.5%
Average temp	47°F
Annual precip	35 in
Sunshine	46%

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