

Portland 48875

ZIP code · MI · Michigan > Ionia County > Portland

BUYER'S MARKET

\$305K

MEDIAN SALE PRICE

-23.8%

1-YR CHANGE

5

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



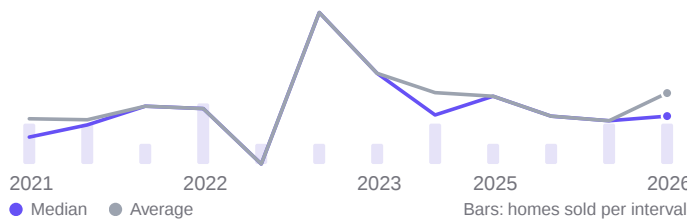
MARKET TRENDS (5 YEARS)

Sale prices

Median \$305K · Average \$415K

Growth (year over year)

Price -23.8% · Sales +66.7%

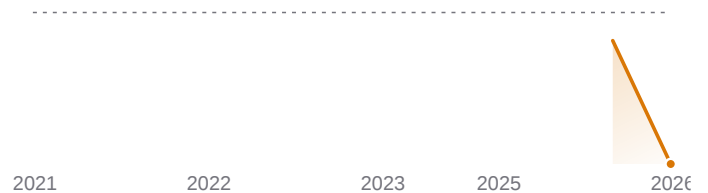
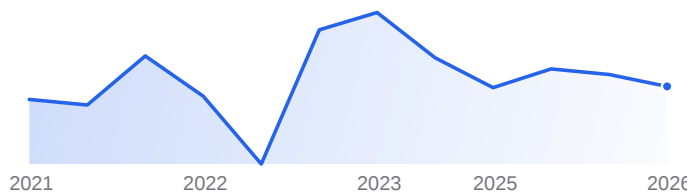


Price per square foot

\$193/ft²

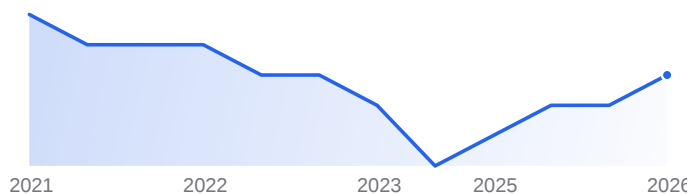
Sale premium vs estimated value

-9.1%



Annual turnover (share of homes sold)

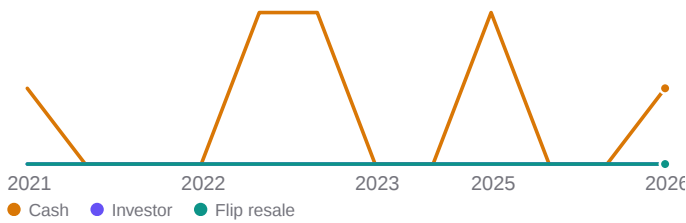
0.1%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



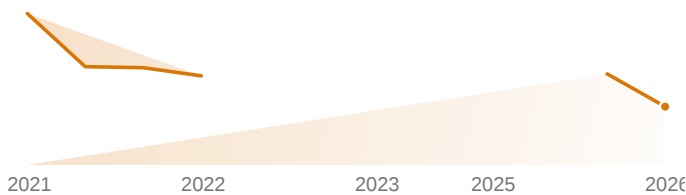
Sellers who sold at a gain

100%

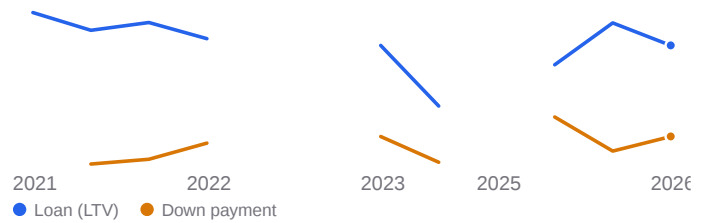


Median annualized return at resale

+6.2%

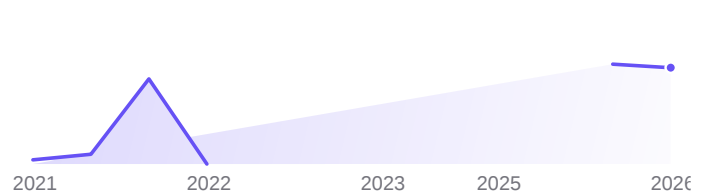


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,572
Median value (AVM)	\$276K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1973
Single family	78%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.3%
Owner occupied	92%
Company owned	12%
Median loan-to-value	29%

Typical ownership tenure

23.6 yrs

COMMUNITY

Population	10,283
Density	115 / mi²
Median household income	\$79K
Average household income	\$93K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	21
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	4.8%
Unemployment	1.4%
Average temp	48°F
Annual precip	35 in
Sunshine	47%

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