

Allegan 49010

ZIP code · MI · Michigan > Allegan County > Allegan

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+9.4%

1-YR CHANGE

330

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

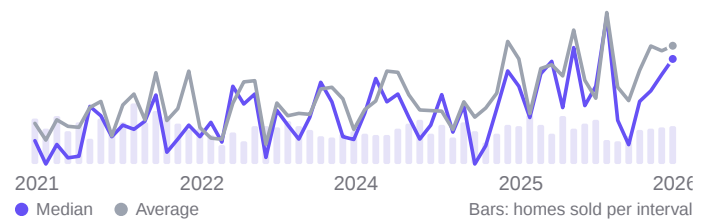
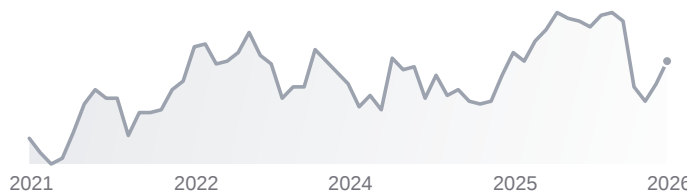
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$285K · Average \$302K

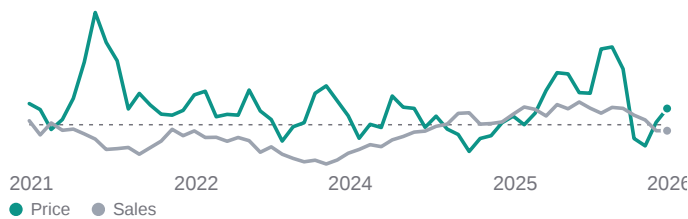


Growth (year over year)

Price +9.4% · Sales -3.5%

Price per square foot

\$187/ft²

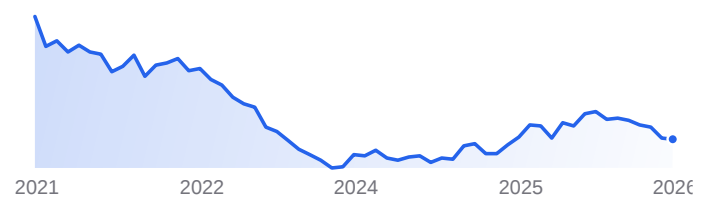
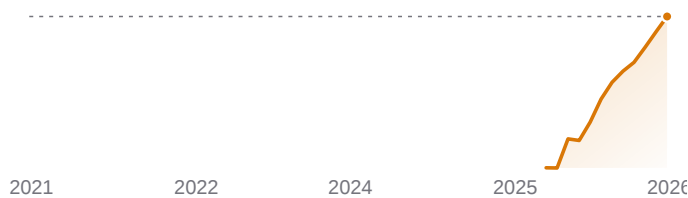


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

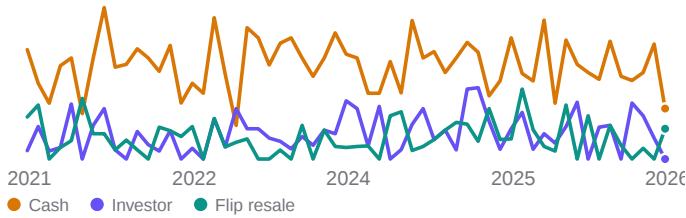
4.6%



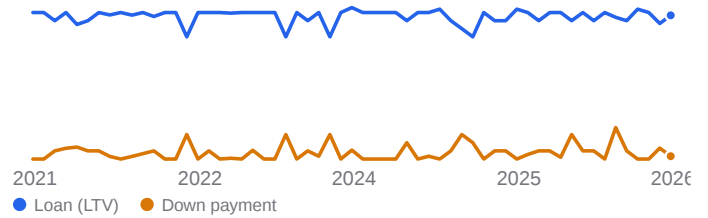
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 10%

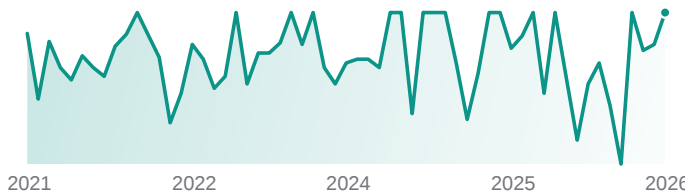


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



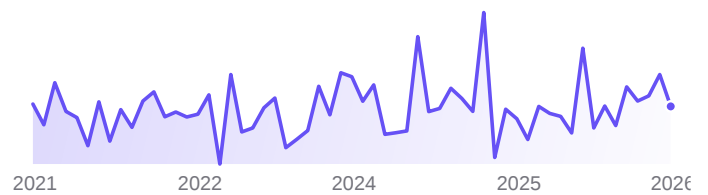
Sellers who sold at a gain

100%



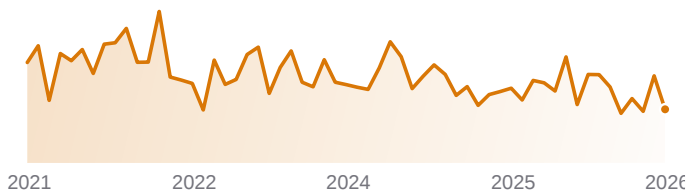
Typical hold before selling

4.9 yrs



Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,187
Median value (AVM)	\$263K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1989
Single family	86%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.5%
Owner occupied	91%
Company owned	11%
Median loan-to-value	36%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	18,900
Density	114 / mi²
Median household income	\$69K
Average household income	\$80K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	24
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	13.7%
Unemployment	1.2%
Average temp	48°F
Annual precip	40 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.