

Plainwell 49080

ZIP code · MI · Michigan > Allegan County > Plainwell

BALANCED MARKET

\$265K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

250

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



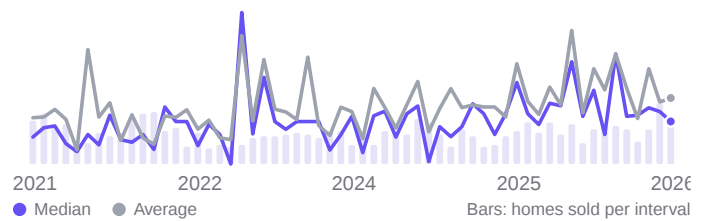
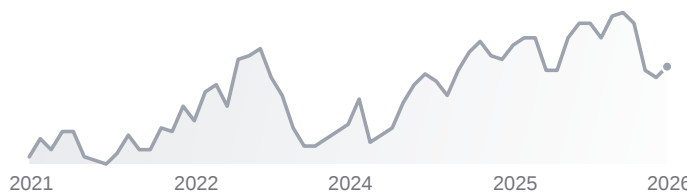
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

59 / 100

Sale prices

Median \$250K · Average \$295K

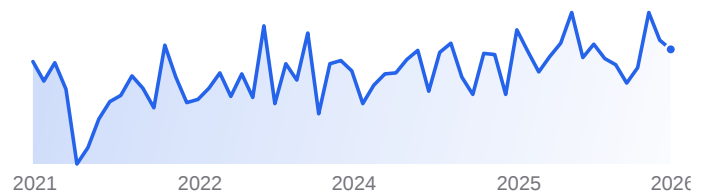
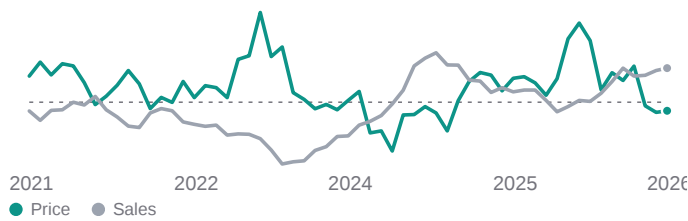


Growth (year over year)

Price -4.6% · Sales +18.5%

Price per square foot

\$198/ft²

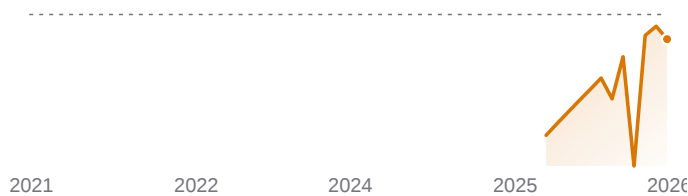


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

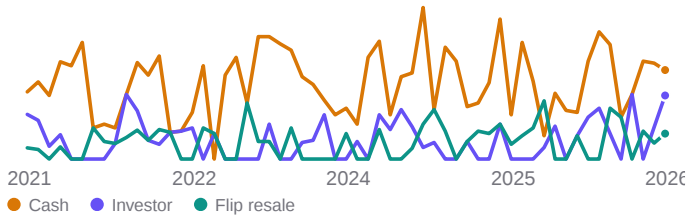
4.3%



BUYERS & OUTCOMES

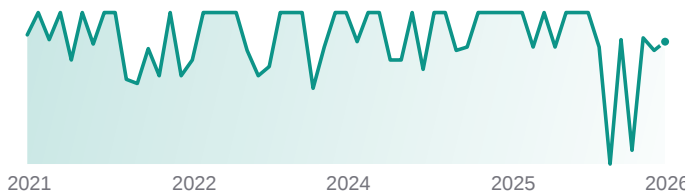
Buyer mix

Cash 32% · Investor 23% · Flip resale 9.1%



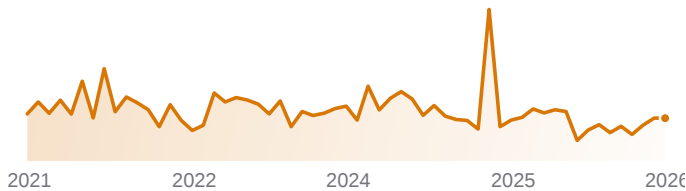
Sellers who sold at a gain

92%

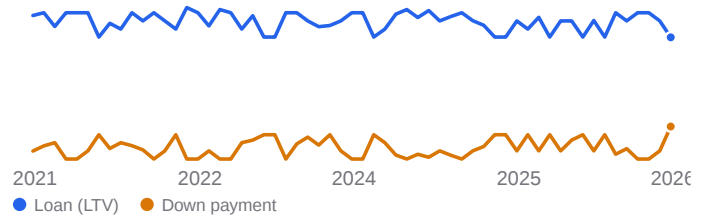


Median annualized return at resale

+7.1%

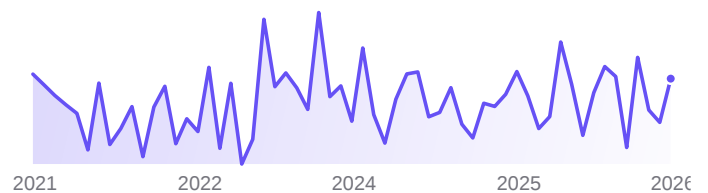


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,835
Median value (AVM)	\$284K
Median size	1,469 ft²
Median bedrooms	3
Median year built	1976
Single family	89%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.2%
Owner occupied	90%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	17,455
Density	216 / mi²
Median household income	\$75K
Average household income	\$93K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	25
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	9.9%
Unemployment	1.2%
Average temp	48°F
Annual precip	38 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.