

Alto 49302

ZIP code · MI · Michigan > Kent County

BALANCED MARKET

\$481K

MEDIAN SALE PRICE

+3.4%

1-YR CHANGE

90

SALES (12 MO)

\$523K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



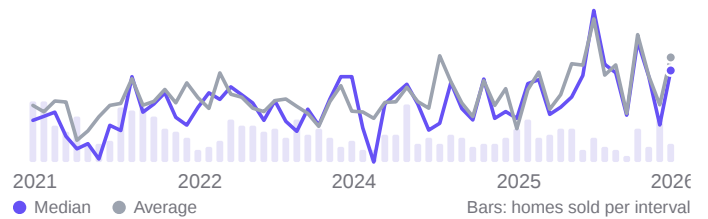
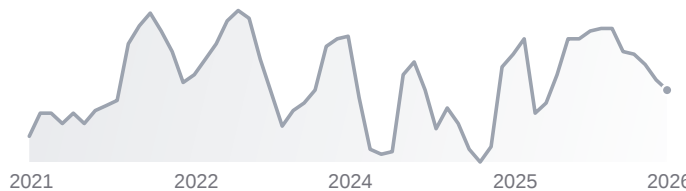
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$580K · Average \$644K

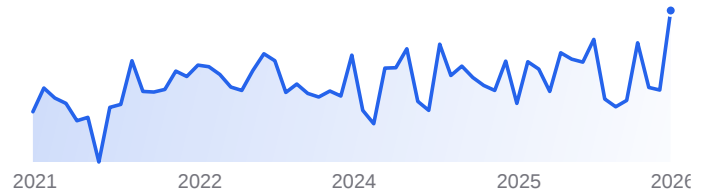
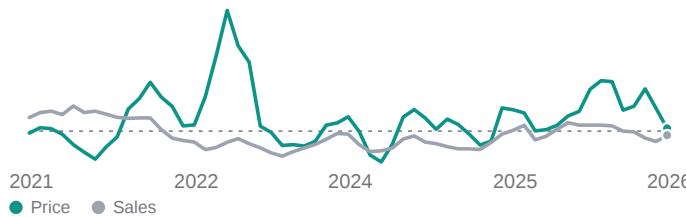


Growth (year over year)

Price +3.4% · Sales -5.3%

Price per square foot

\$375/ft²

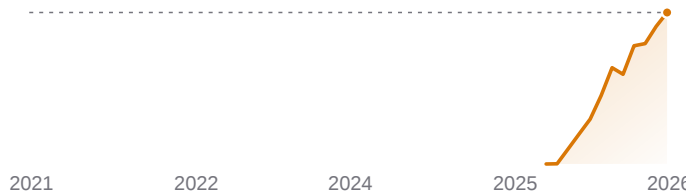


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

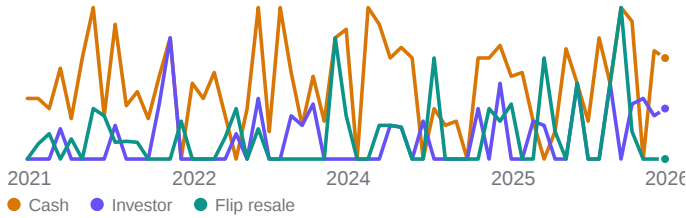
2.8%



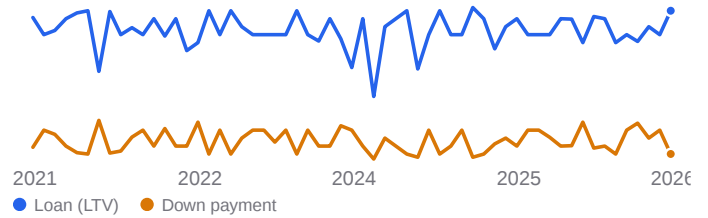
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 17% · Flip resale 0%

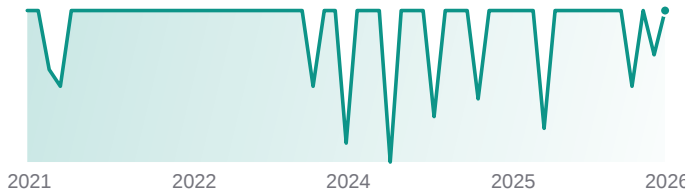


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



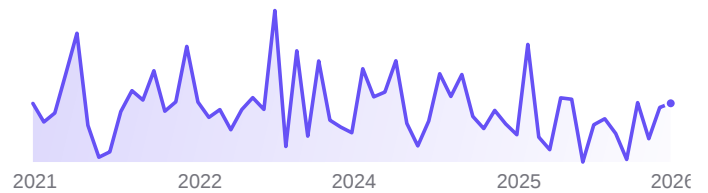
Sellers who sold at a gain

100%



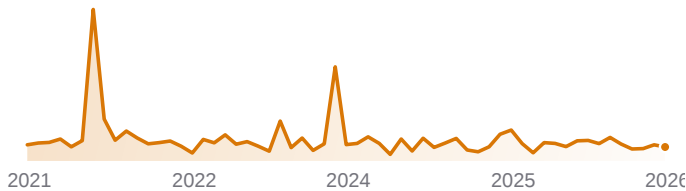
Typical hold before selling

7.1 yrs



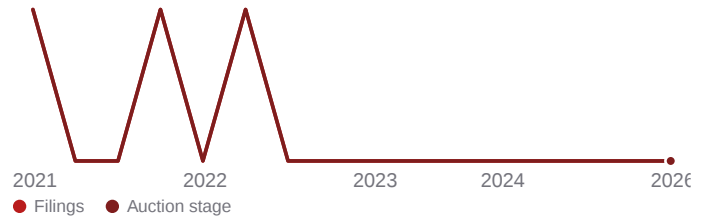
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,175
Median value (AVM)	\$523K
Median size	1,804 ft²
Median bedrooms	3
Median year built	1990
Single family	82%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.5%
Owner occupied	93%
Company owned	16%
Median loan-to-value	43%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	8,202
Density	165 / mi ²
Median household income	\$105K
Average household income	\$142K
Crime index (US avg 100)	31
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	24
Homes occupied	98%
Bachelor's or higher	30%
Poverty rate	2.3%
Unemployment	1.4%
Average temp	48°F
Annual precip	36 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.