

Belmont 49306

ZIP code · MI · Michigan > Kent County

BALANCED MARKET

\$549K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

120

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



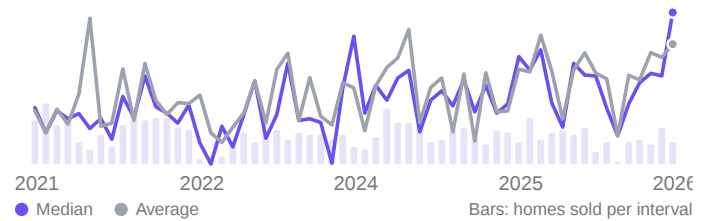
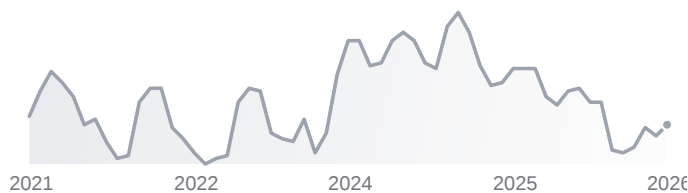
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$660K · Average \$575K

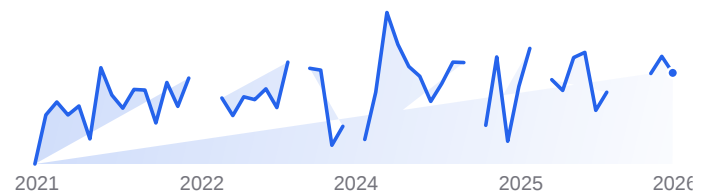
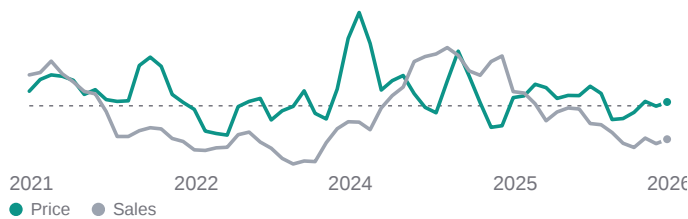


Growth (year over year)

Price +2.5% · Sales -21.1%

Price per square foot

\$276/ft²

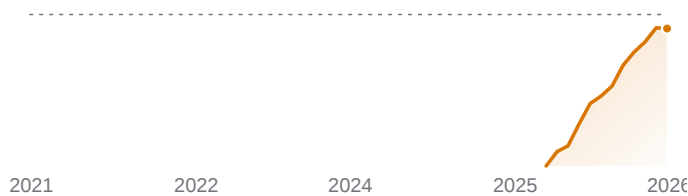


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

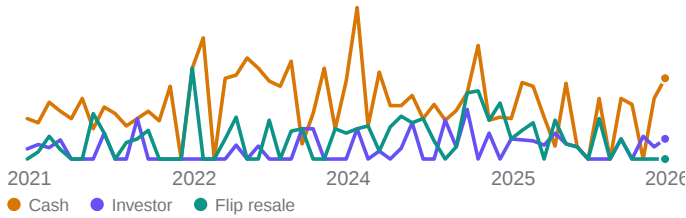
3.2%



BUYERS & OUTCOMES

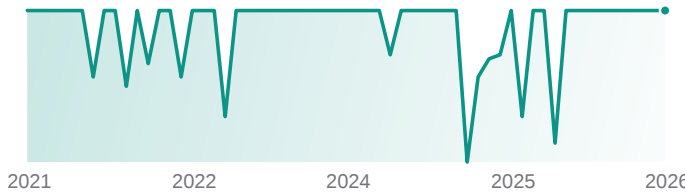
Buyer mix

Cash 44% · Investor 11% · Flip resale 0%



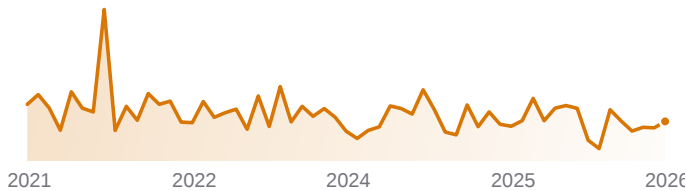
Sellers who sold at a gain

100%

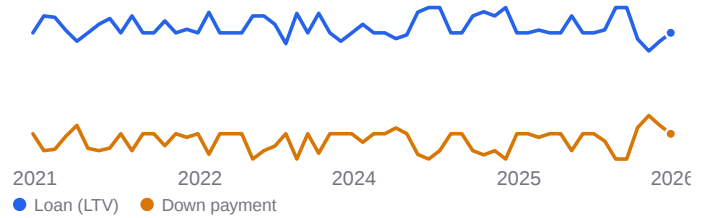


Median annualized return at resale

+6.5%

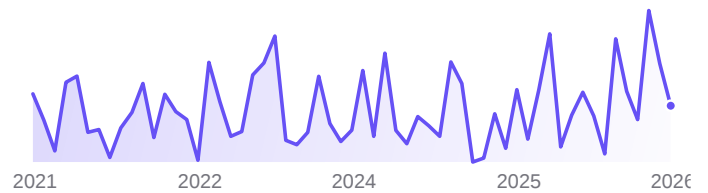


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



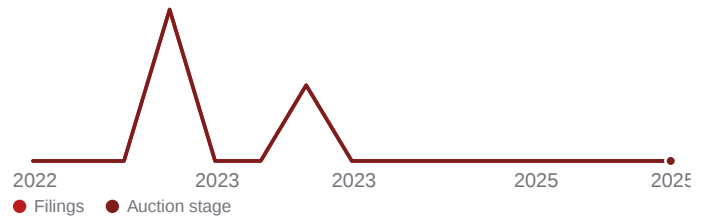
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,705
Median value (AVM)	\$467K
Median size	2,052 ft²
Median bedrooms	3
Median year built	1993
Single family	79%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	91%
Company owned	15%
Median loan-to-value	45%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	9,927
Density	491 / mi²
Median household income	\$108K
Average household income	\$137K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	14
Homes occupied	98%
Bachelor's or higher	33%
Poverty rate	5.7%
Unemployment	1.4%
Average temp	47°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.