

Kent City 49330

ZIP code · MI · Michigan > Kent County > Kent City

BALANCED MARKET

\$312K

MEDIAN SALE PRICE

+6.3%

1-YR CHANGE

65

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



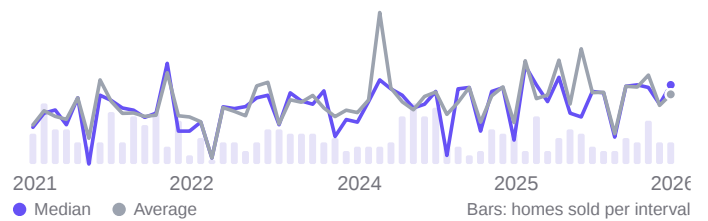
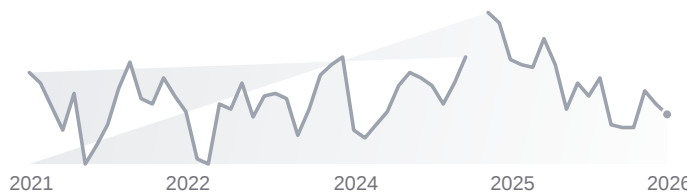
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$340K · Average \$303K

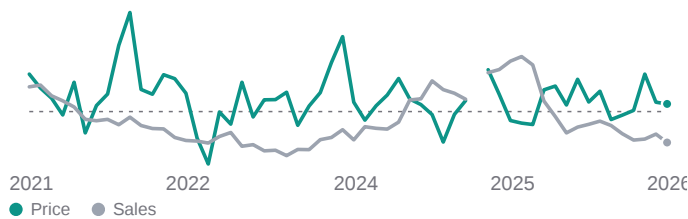


Growth (year over year)

Price +6.3% · Sales -25.3%

Price per square foot

\$245/ft²

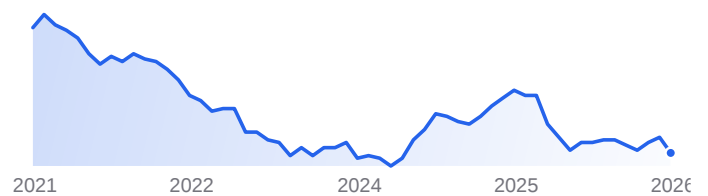


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

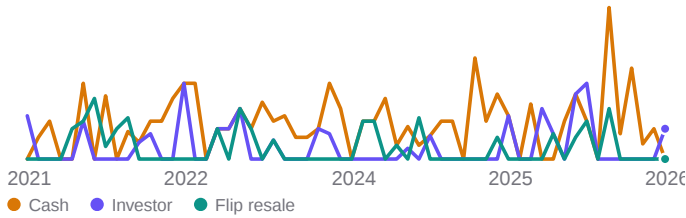
3.5%



BUYERS & OUTCOMES

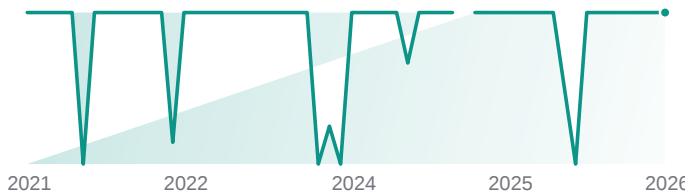
Buyer mix

Cash 0% · Investor 20% · Flip resale 0%



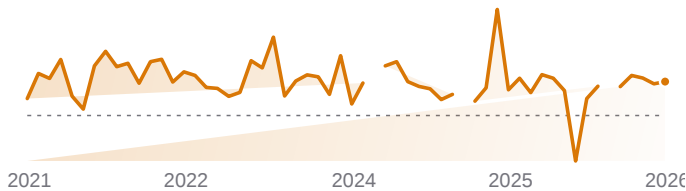
Sellers who sold at a gain

100%

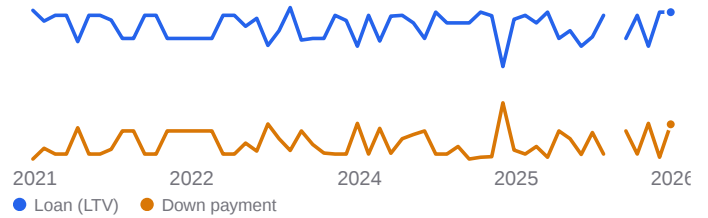


Median annualized return at resale

+8.4%

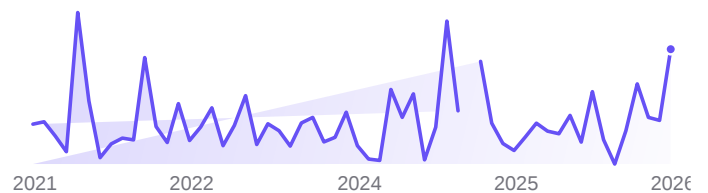


Financing (share of purchase price) Loan (LTV) 97% · Down payment 24%



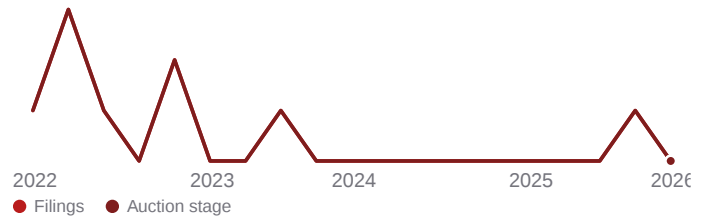
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,868
Median value (AVM)	\$301K
Median size	1,498 ft²
Median bedrooms	3
Median year built	1982
Single family	83%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	91%
Company owned	9.7%
Median loan-to-value	43%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	5,651
Density	139 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	12
Homes occupied	97%
Bachelor's or higher	13%
Poverty rate	8.5%
Unemployment	1.4%
Average temp	47°F
Annual precip	37 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.