

Sparta 49345

ZIP code · MI · Michigan > Kent County > Sparta

BUYER'S MARKET

\$310K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

172

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



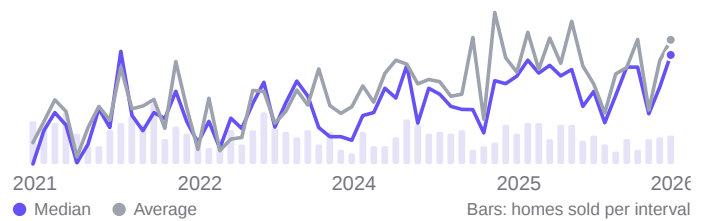
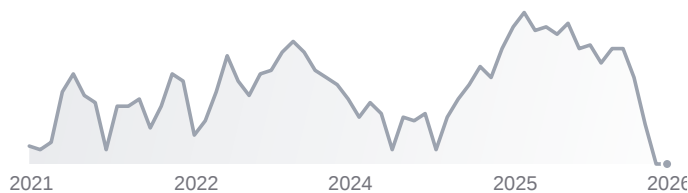
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$360K · Average \$385K

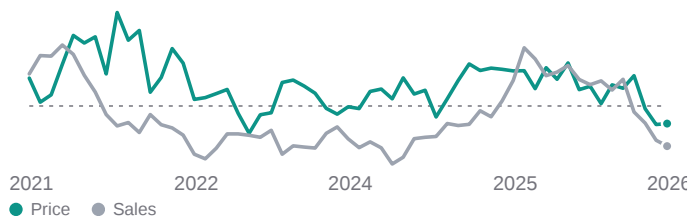


Growth (year over year)

Price -7.6% · Sales -17.3%

Price per square foot

\$270/ft²

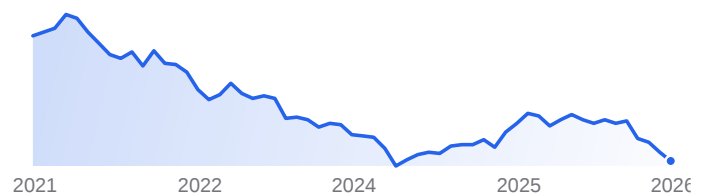


Sale premium vs estimated value

+2.9%

Annual turnover (share of homes sold)

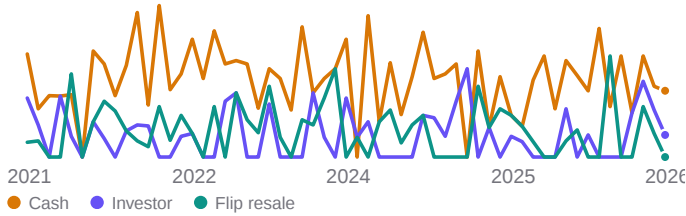
3.8%



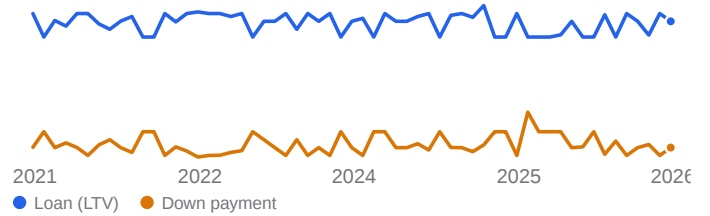
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 6.3% · Flip resale 0%

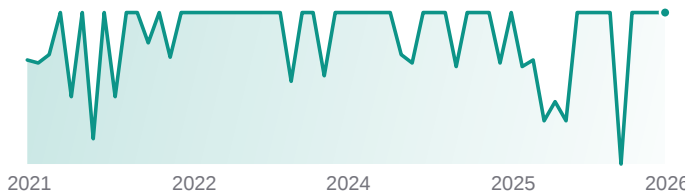


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



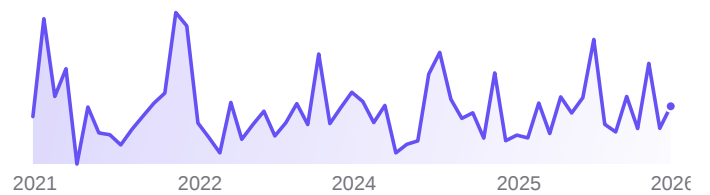
Sellers who sold at a gain

100%



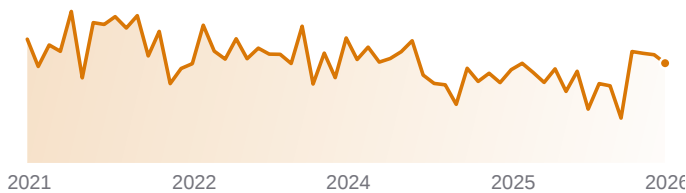
Typical hold before selling

5.6 yrs



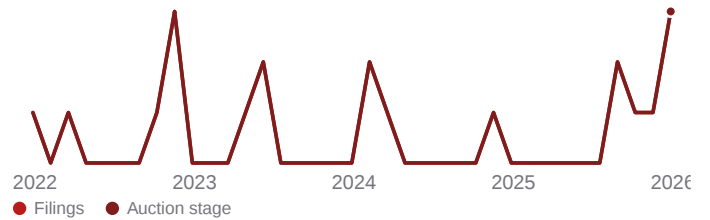
Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	4,566
Median value (AVM)	\$320K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1975
Single family	80%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	13%
Median loan-to-value	45%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	13,557
Density	252 / mi²
Median household income	\$82K
Average household income	\$97K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	17
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	6.2%
Unemployment	1.3%
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.