

Allendale 49401

ZIP code · MI · Michigan > Ottawa County > Allendale

SELLER'S MARKET

\$431K

MEDIAN SALE PRICE

+7.8%

1-YR CHANGE

249

SALES (12 MO)

\$419K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

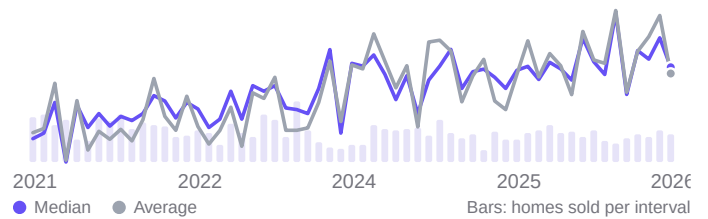
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

68 / 100

Sale prices

Median \$408K · Average \$397K

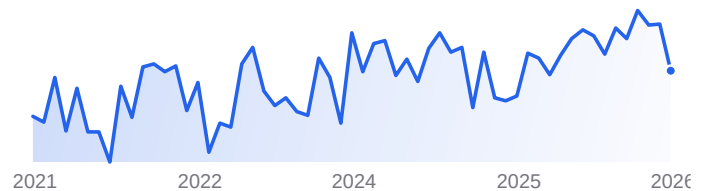
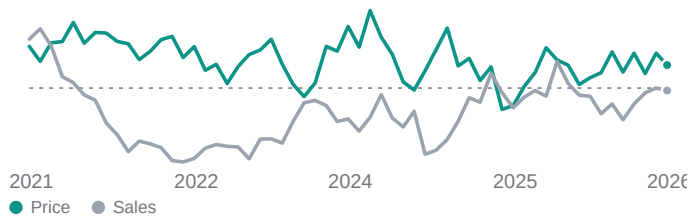


Growth (year over year)

Price +7.8% · Sales -0.8%

Price per square foot

\$243/ft²

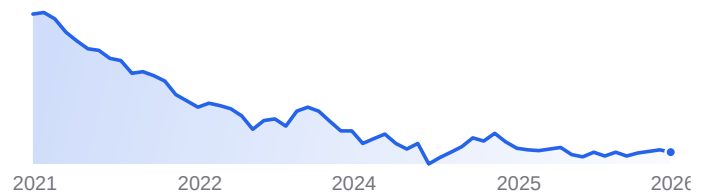
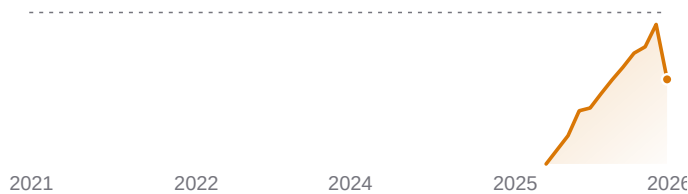


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

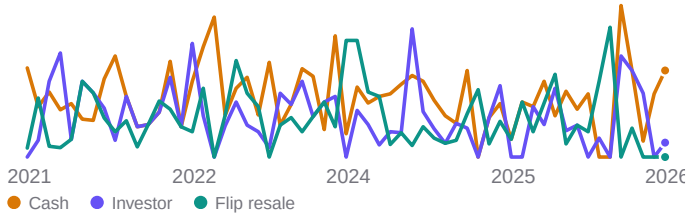
5.2%



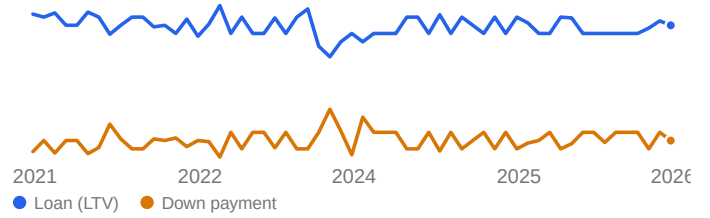
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 4.8% · Flip resale 0%

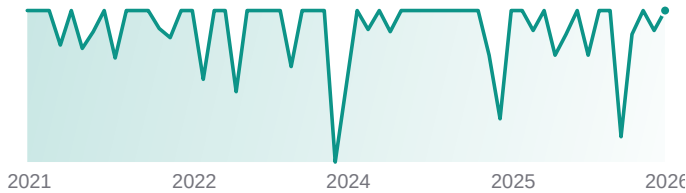


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



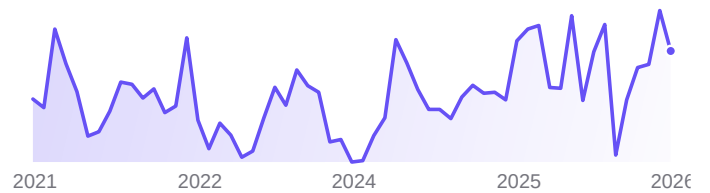
Sellers who sold at a gain

100%



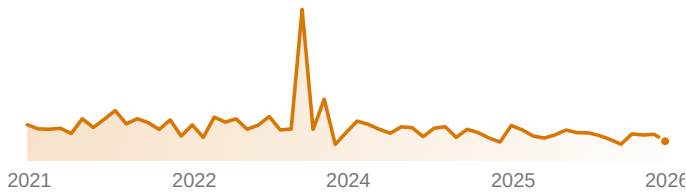
Typical hold before selling

5.6 yrs



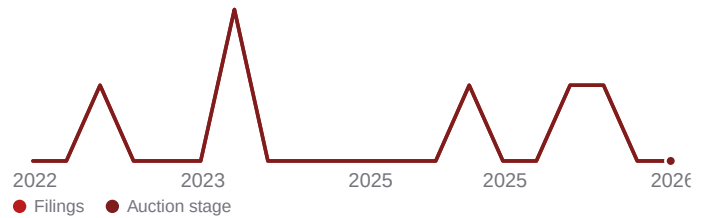
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,817
Median value (AVM)	\$419K
Median size	1,568 ft²
Median bedrooms	3
Median year built	2001
Single family	65%
Condos	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.0%
Owner occupied	93%
Company owned	14%
Median loan-to-value	47%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	29,376
Density	895 / mi²
Median household income	\$74K
Average household income	\$85K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	23.0%
Unemployment	1.1%
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.