

Alanson 49706

ZIP code · MI · Michigan > Emmet County > Alanson

SELLER'S MARKET

\$302K

MEDIAN SALE PRICE

+97.2%

1-YR CHANGE

82

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

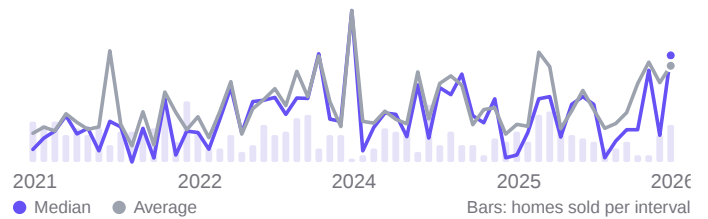
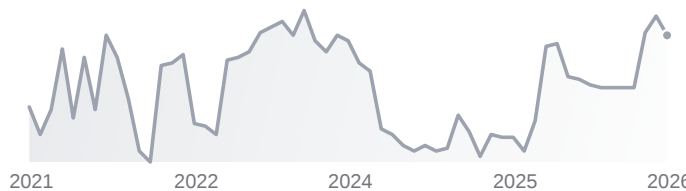
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$415K · Average \$378K

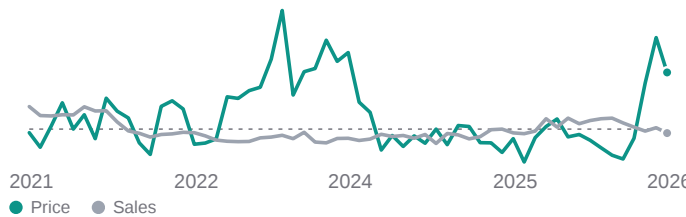


Growth (year over year)

Price +97.2% · Sales -6.8%

Price per square foot

\$286/ft²

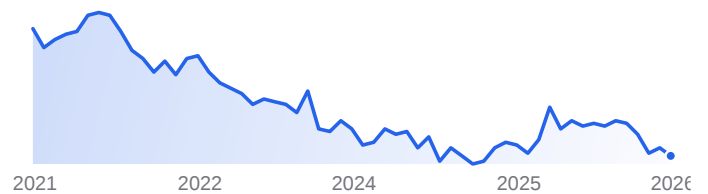


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

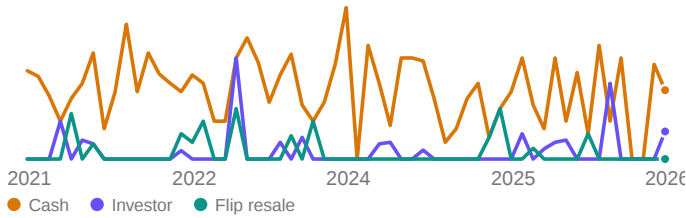
2.8%



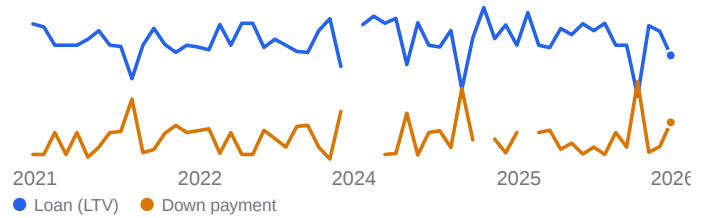
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 18% · Flip resale 0%

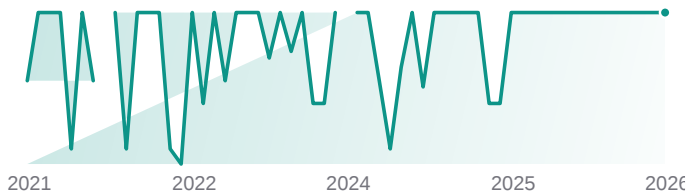


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



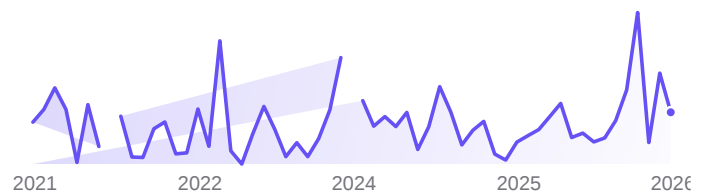
Sellers who sold at a gain

100%



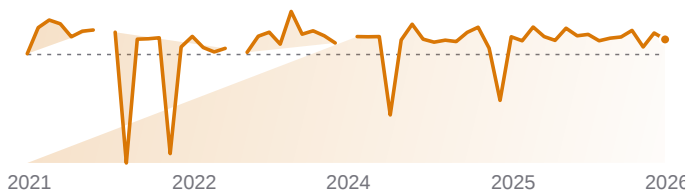
Typical hold before selling

6.0 yrs



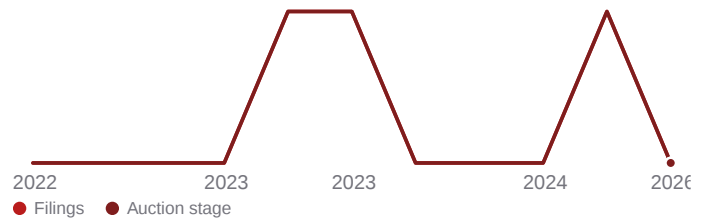
Median annualized return at resale

+8.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,943
Median value (AVM)	\$267K
Median size	1,365 ft²
Median year built	1970
Single family	81%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.2%
Owner occupied	65%
Company owned	24%
Median loan-to-value	17%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	4,933
Density	73 / mi²
Median household income	\$68K
Average household income	\$86K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	14
Homes occupied	76%
Bachelor's or higher	18%
Poverty rate	10.9%
Unemployment	1.8%
Average temp	43°F
Annual precip	32 in
Sunshine	49%

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.