

Ottawa County, MI

County · MI · Michigan

SELLER'S MARKET

\$402K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

3,894

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

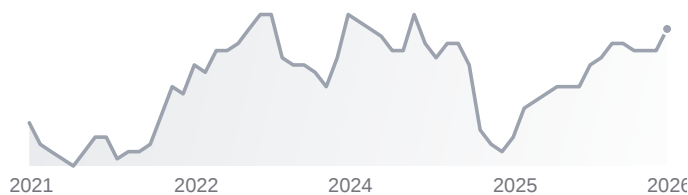
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

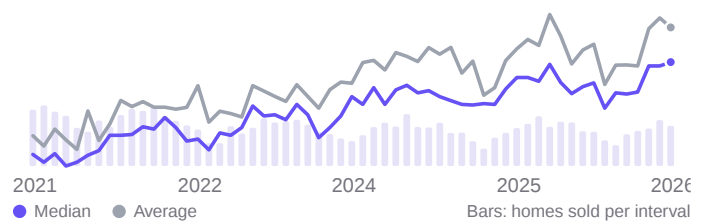
Market temperature (0–100)

69 / 100



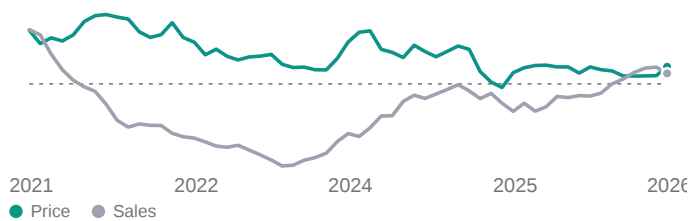
Sale prices

Median \$405K · Average \$450K



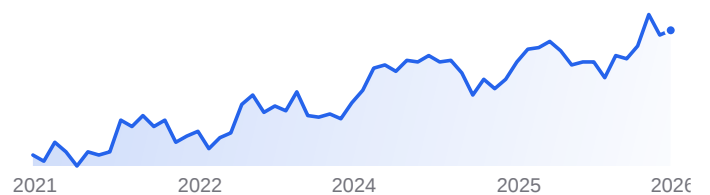
Growth (year over year)

Price +4.8% · Sales +2.9%



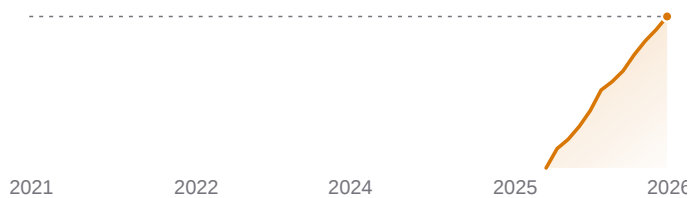
Price per square foot

\$279/ft²



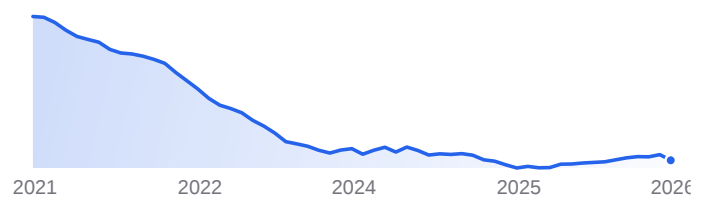
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

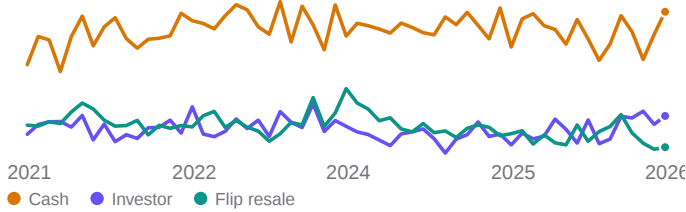
4.0%



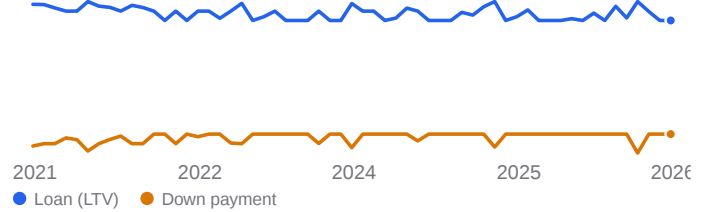
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 10% · Flip resale 3.6%

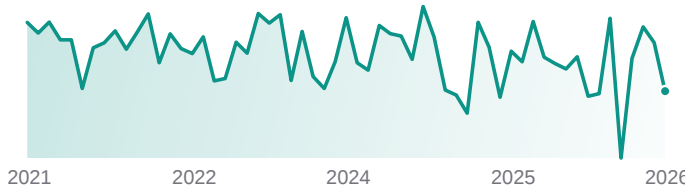


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



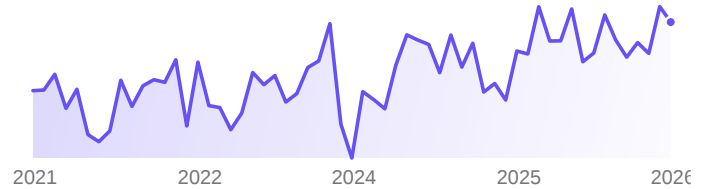
Sellers who sold at a gain

94%



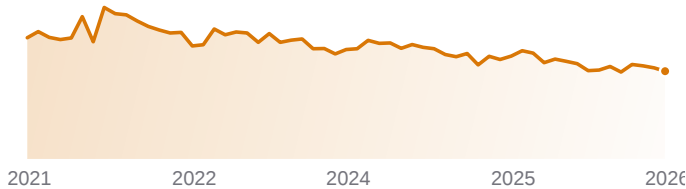
Typical hold before selling

5.9 yrs



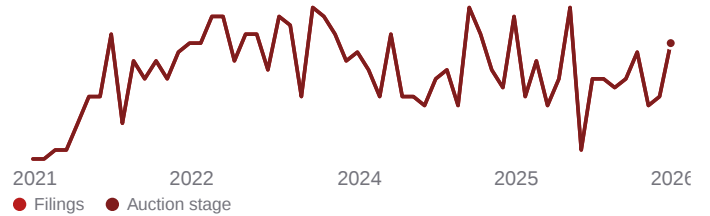
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	98,314
Median value (AVM)	\$381K
Median size	1,510 ft²
Median bedrooms	3
Median year built	1987
Single family	79%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	18%
Median loan-to-value	40%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	308,083
Density	547 / mi²
Median household income	\$84K
Average household income	\$108K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	18
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	7.2%
Unemployment	1.3%
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.