

Holland

City · MI · Michigan > Allegan County

SELLER'S MARKET

\$376K

MEDIAN SALE PRICE

+9.0%

1-YR CHANGE

1,319

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

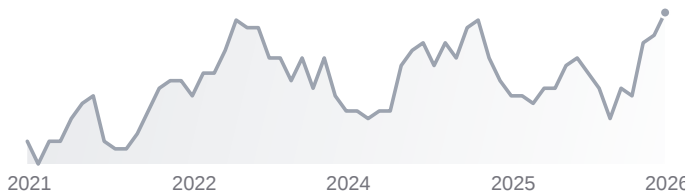
Seller's market · 67 / 100



MARKET TRENDS (5 YEARS)

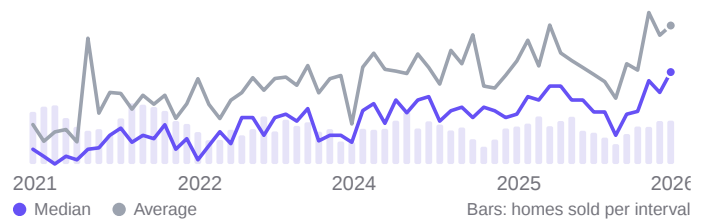
Market temperature (0–100)

67 / 100



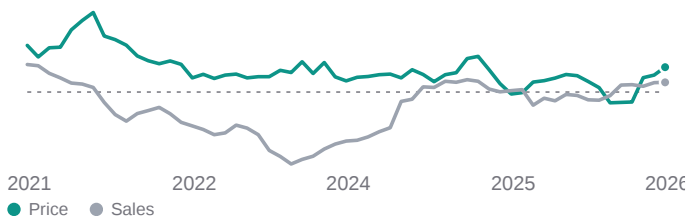
Sale prices

Median \$390K · Average \$456K



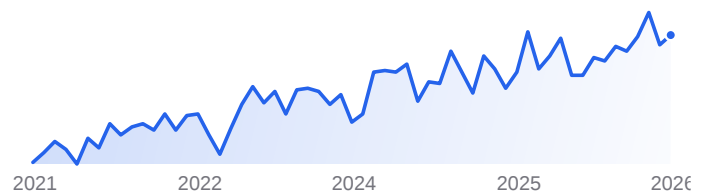
Growth (year over year)

Price +9.0% · Sales +3.5%



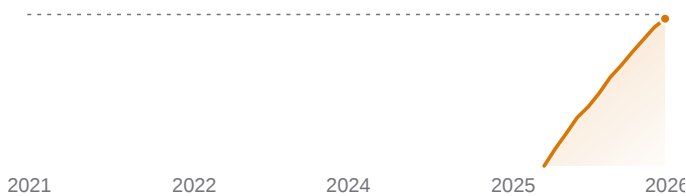
Price per square foot

\$265/ft²



Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

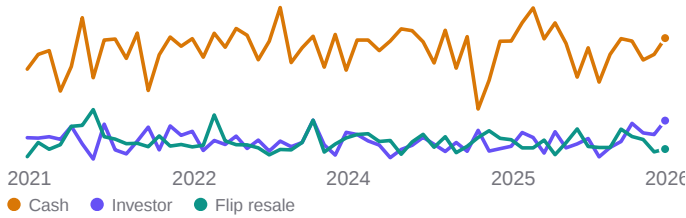
3.9%



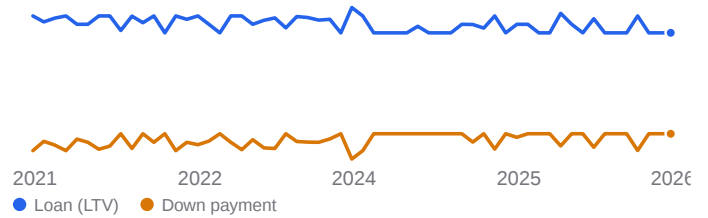
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 12% · Flip resale 4.5%

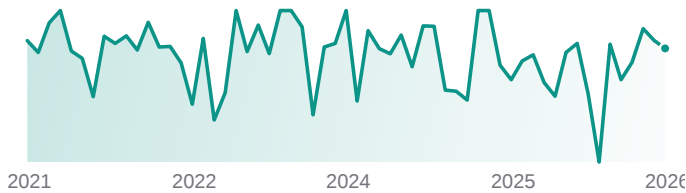


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain

97%



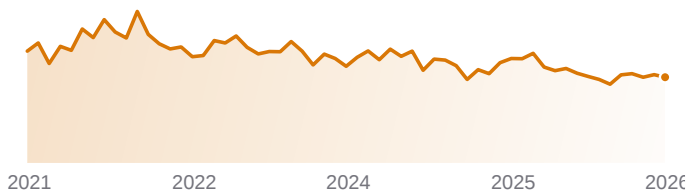
Typical hold before selling

5.8 yrs



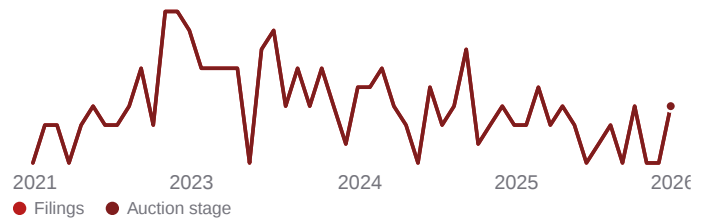
Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	33,651
Median value (AVM)	\$337K
Median size	1,474 ft²
Median bedrooms	3
Median year built	1984
Single family	78%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	87%
Company owned	22%
Median loan-to-value	36%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	35,495
Density	2,128 / mi ²
Median household income	\$67K
Average household income	\$86K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	15
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	10.1%
Unemployment	1.2%
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.