

Holland 43528

ZIP code · OH · Ohio > Lucas County > Holland

BUYER'S MARKET

\$322K

MEDIAN SALE PRICE

-12.5%

1-YR CHANGE

203

SALES (12 MO)

\$309K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



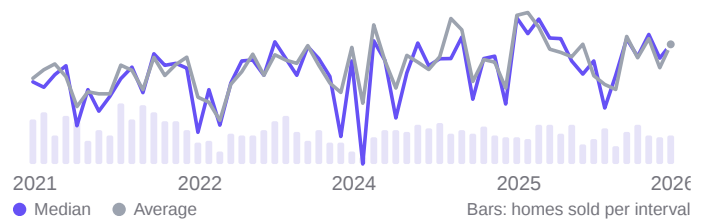
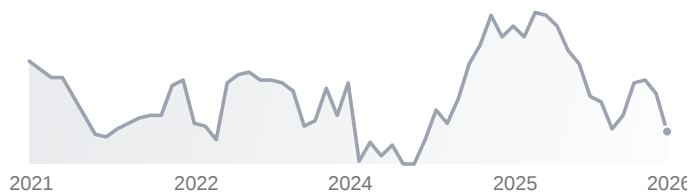
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$325K · Average \$325K

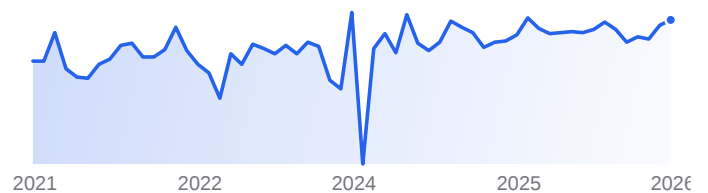
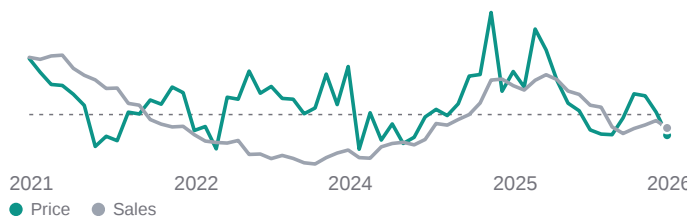


Growth (year over year)

Price -12.5% · Sales -8.1%

Price per square foot

\$170/ft²

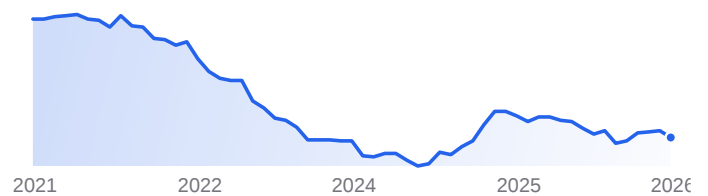
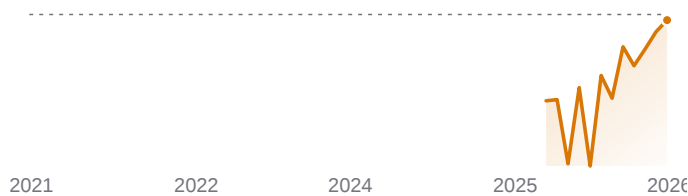


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

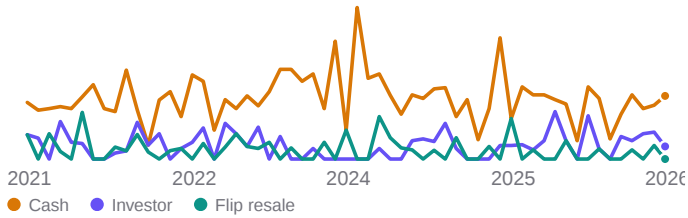
3.3%



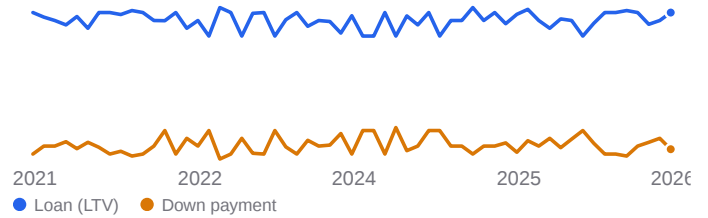
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 6.3% · Flip resale 0%

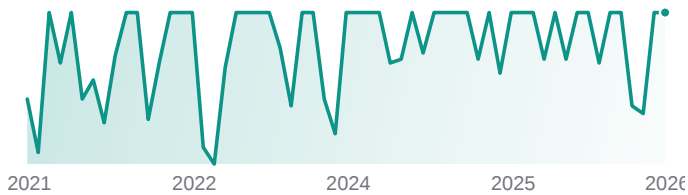


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.1%



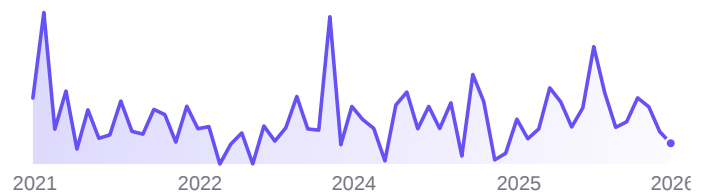
Sellers who sold at a gain

100%



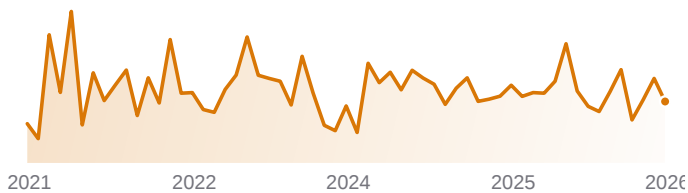
Typical hold before selling

4.2 yrs



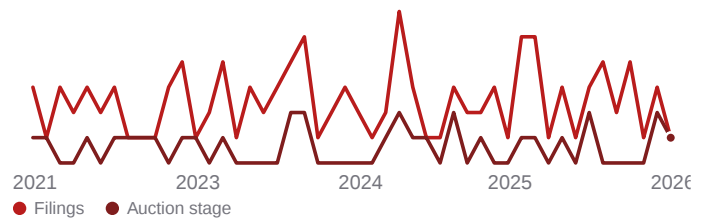
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,111
Median value (AVM)	\$309K
Median size	1,816 ft²
Median bedrooms	3
Median year built	1992
Single family	89%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.3%
Owner occupied	81%
Company owned	18%
Median loan-to-value	49%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	17,906
Density	938 / mi²
Median household income	\$91K
Average household income	\$115K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	9.6%
Unemployment	1.8%
Average temp	49°F
Annual precip	34 in
Sunshine	52%

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.