

Grand River 44045

ZIP code · OH · Ohio · Lake County · Grand River

BALANCED MARKET

\$163K

MEDIAN SALE PRICE

-33.9%

1-YR CHANGE

14

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

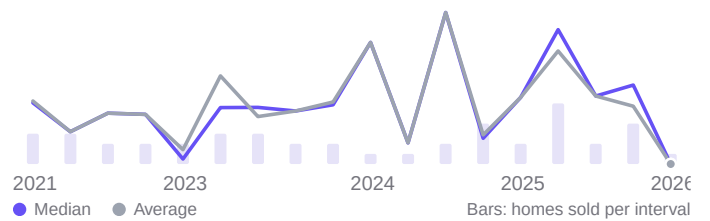
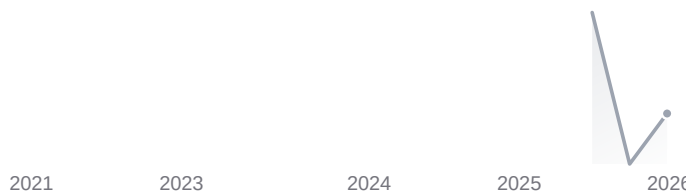
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$61K · Average \$61K

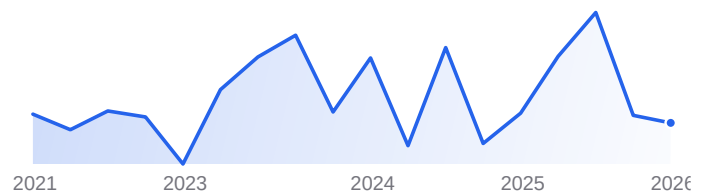


Growth (year over year)

Price -33.9% · Sales +75.0%

Price per square foot

\$76/ft²

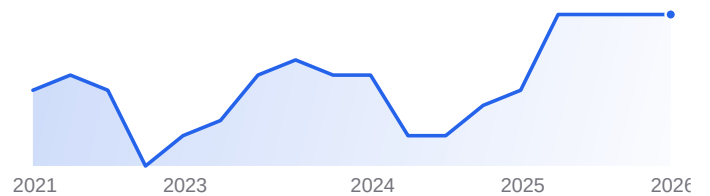


Sale premium vs estimated value

-64.0%

Annual turnover (share of homes sold)

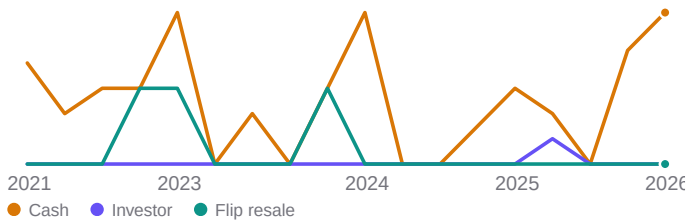
7.2%



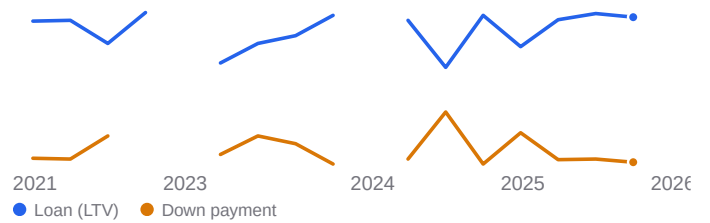
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

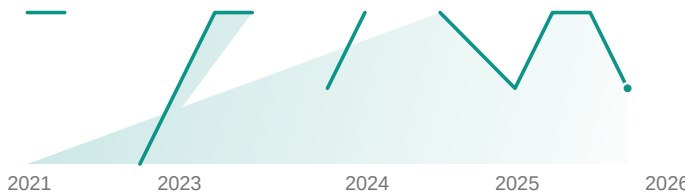


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



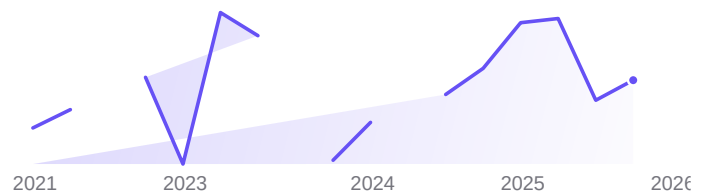
Sellers who sold at a gain

50%



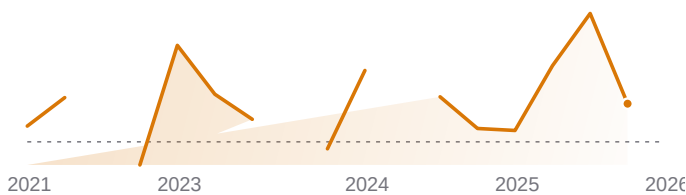
Typical hold before selling

8.8 yrs



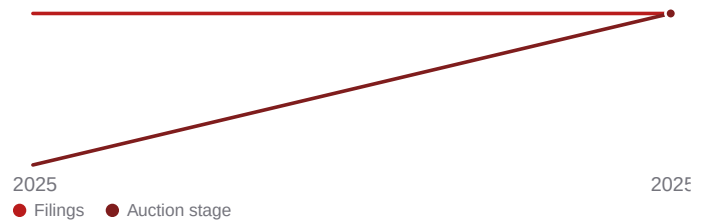
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	194
Median value (AVM)	\$204K
Median size	1,622 ft²
Median bedrooms	3
Median year built	1956
Single family	70%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	12%
Median loan-to-value	45%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	154
Density	558 / mi²
Median household income	\$73K
Average household income	\$94K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	11.8%
Unemployment	1.1%
Average temp	50°F
Annual precip	39 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.