

Grand Ledge 48837

ZIP code · MI · Michigan > Eaton County > Grand Ledge

SELLER'S MARKET

\$327K

MEDIAN SALE PRICE

+21.5%

1-YR CHANGE

242

SALES (12 MO)

\$310K

MEDIAN VALUE (AVM)

Market temperature

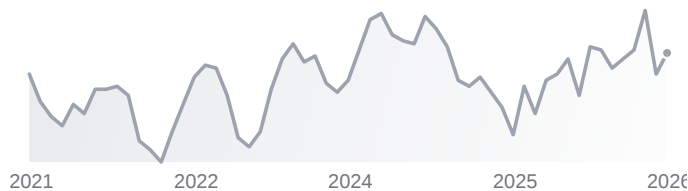
Seller's market · 61 / 100



MARKET TRENDS (5 YEARS)

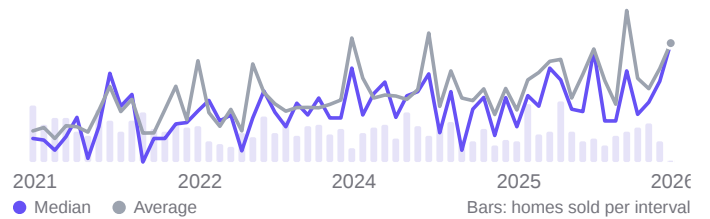
Market temperature (0–100)

61 / 100



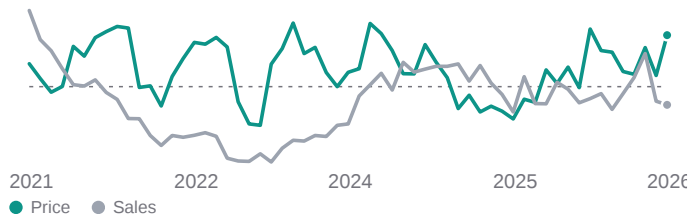
Sale prices

Median \$383K · Average \$383K



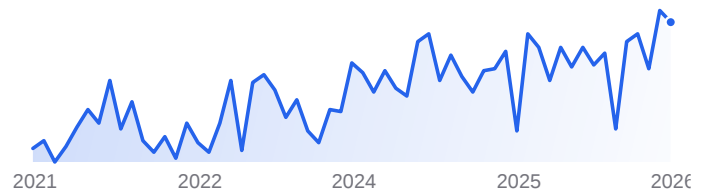
Growth (year over year)

Price +21.5% · Sales -7.6%



Price per square foot

\$210/ft²



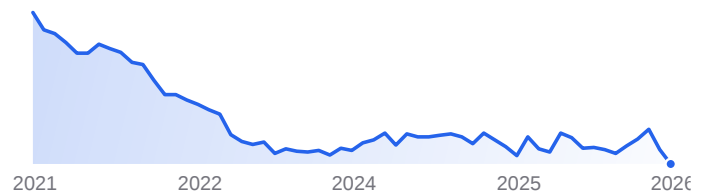
Sale premium vs estimated value

+4.0%



Annual turnover (share of homes sold)

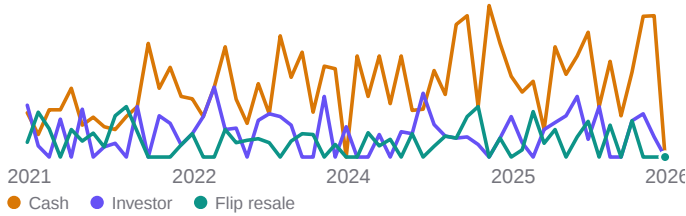
3.3%



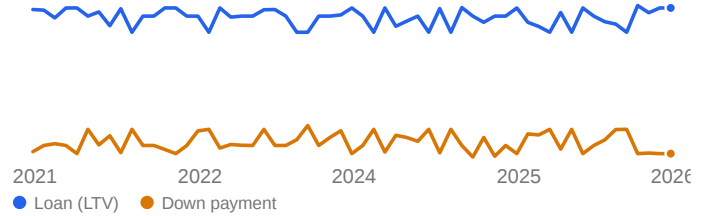
BUYERS & OUTCOMES

Buyer mix

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

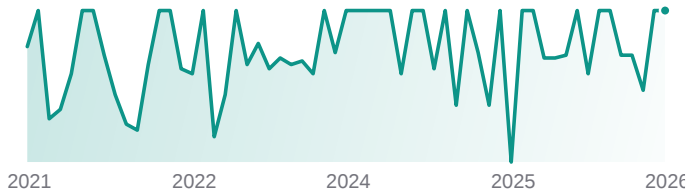


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



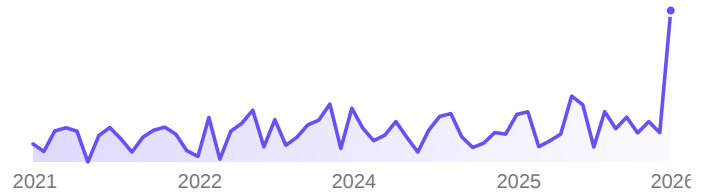
Sellers who sold at a gain

100%



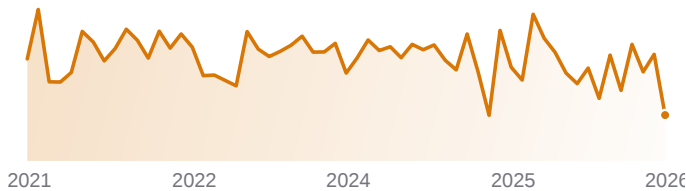
Typical hold before selling

18.8 yrs



Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,318
Median value (AVM)	\$310K
Median size	1,651 ft²
Median bedrooms	3
Median year built	1975
Single family	87%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	20%
Median loan-to-value	45%

Typical ownership tenure

17.7 yrs

COMMUNITY

Population	19,646
Density	257 / mi²
Median household income	\$91K
Average household income	\$119K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	19
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	4.3%
Unemployment	1.3%
Average temp	48°F
Annual precip	34 in
Sunshine	51%

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.