

Greenville 48838

ZIP code · MI · Michigan > Montcalm County > Greenville

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

281

SALES (12 MO)

\$239K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

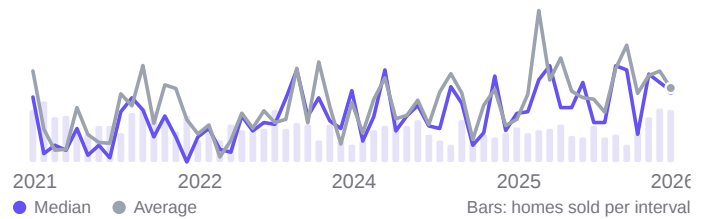
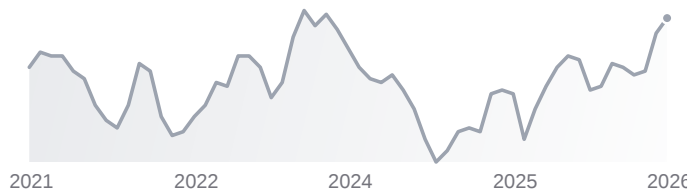
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$255K · Average \$258K

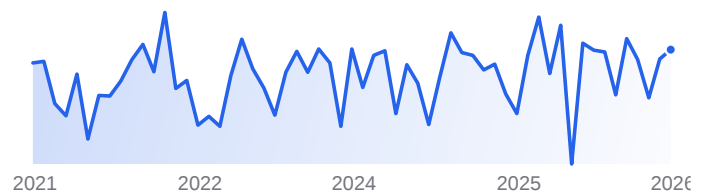
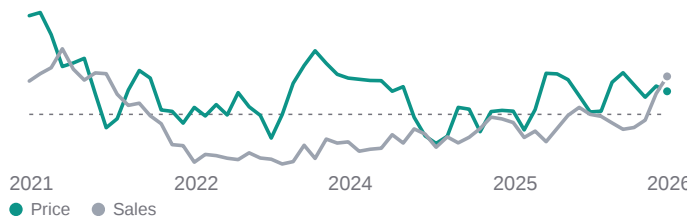


Growth (year over year)

Price +9.5% · Sales +15.6%

Price per square foot

\$222/ft²

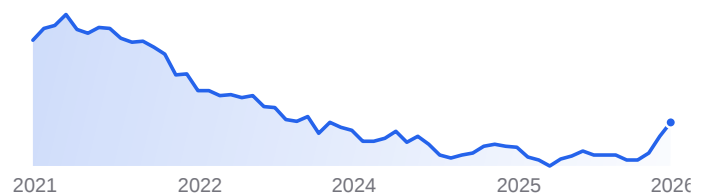
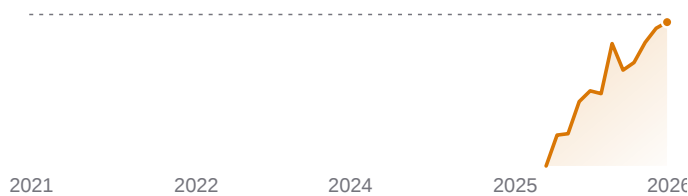


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

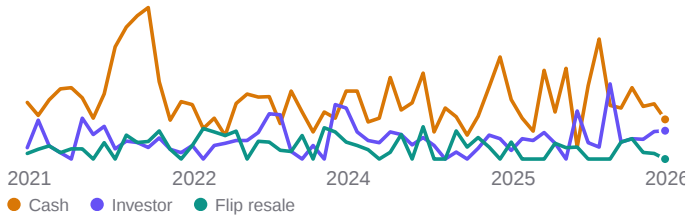
3.9%



BUYERS & OUTCOMES

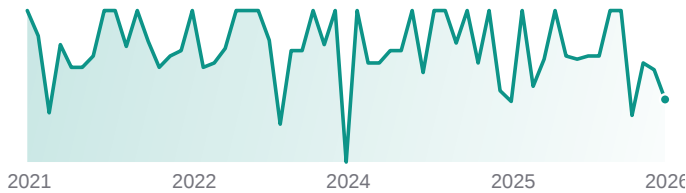
Buyer mix

Cash 19% · Investor 14% · Flip resale 0%



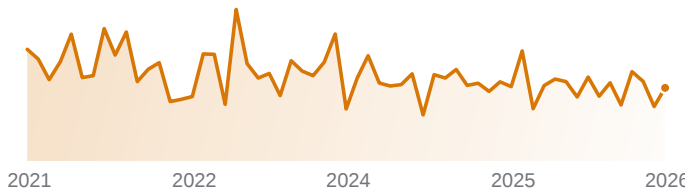
Sellers who sold at a gain

87%

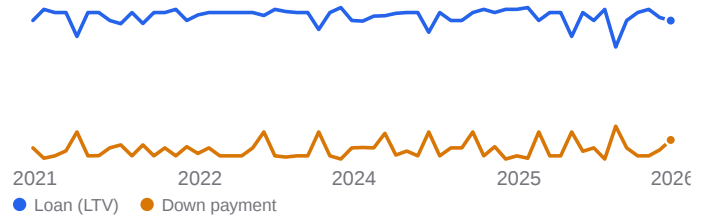


Median annualized return at resale

+8.1%

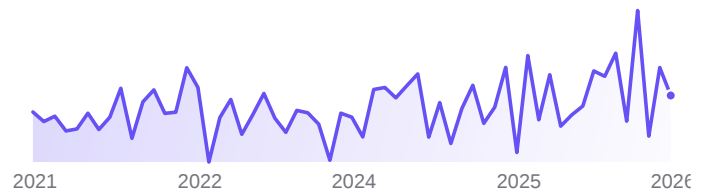


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



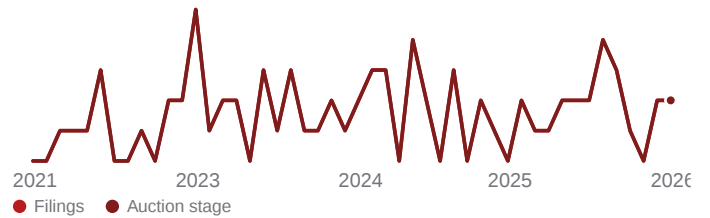
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,126
Median value (AVM)	\$239K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1981
Single family	91%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.2%
Owner occupied	77%
Company owned	15%
Median loan-to-value	37%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	19,752
Density	209 / mi²
Median household income	\$66K
Average household income	\$77K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	10.1%
Unemployment	1.6%
Average temp	47°F
Annual precip	35 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.