

Grand Junction 49056

ZIP code · MI · Michigan > Van Buren County

BALANCED MARKET

\$168K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

76

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



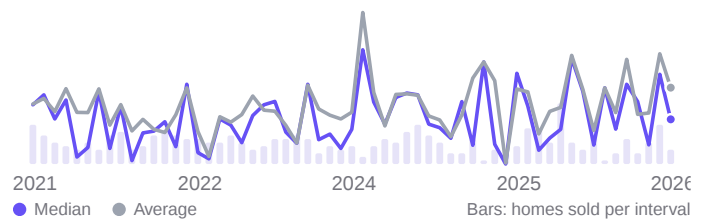
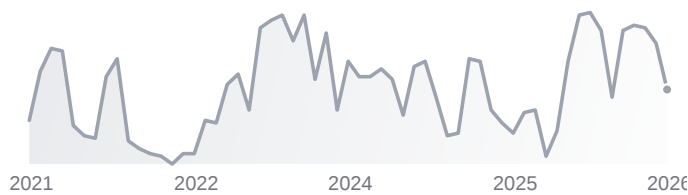
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$149K · Average \$241K

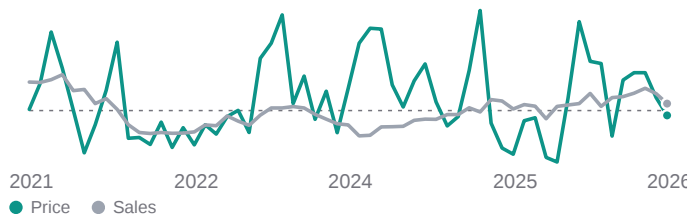


Growth (year over year)

Price -5.0% · Sales +7.0%

Price per square foot

\$133/ft²

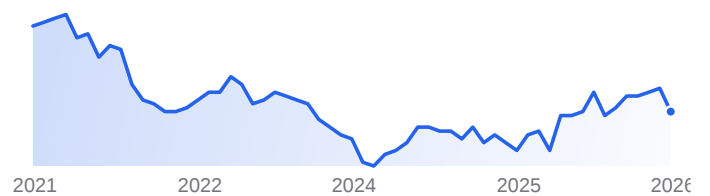
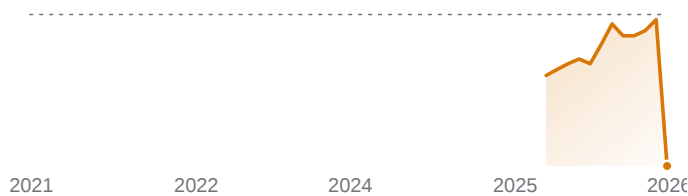


Sale premium vs estimated value

-12.8%

Annual turnover (share of homes sold)

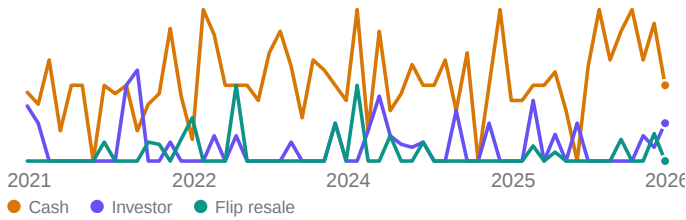
3.1%



BUYERS & OUTCOMES

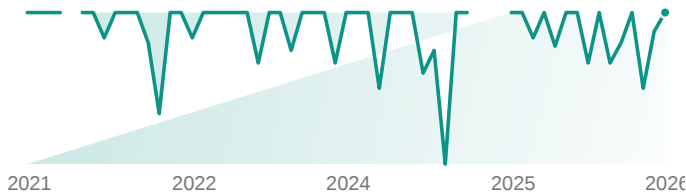
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



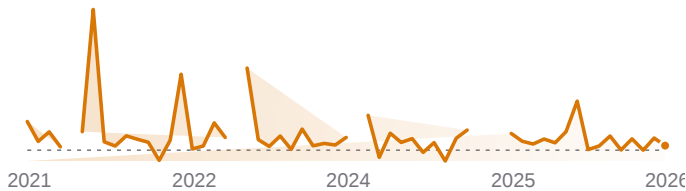
Sellers who sold at a gain

100%

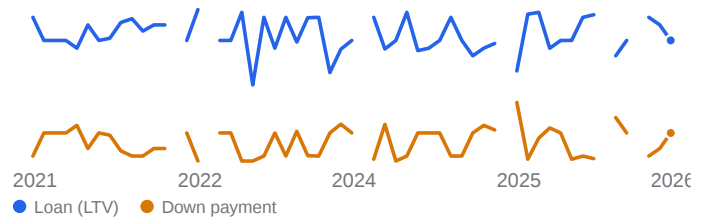


Median annualized return at resale

+3.5%

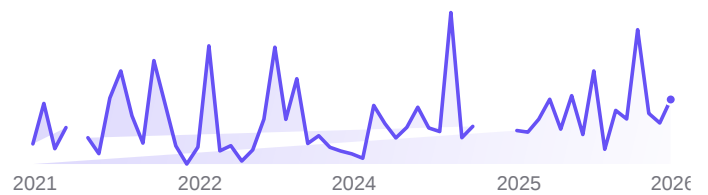


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



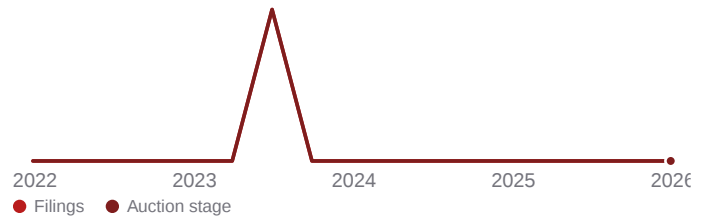
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,454
Median value (AVM)	\$178K
Median size	1,316 ft²
Median bedrooms	3
Median year built	1974
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.3%
Owner occupied	65%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	22.0 yrs

COMMUNITY

Population	4,129
Density	72 / mi²
Median household income	\$53K
Average household income	\$68K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	19
Homes occupied	70%
Bachelor's or higher	10%
Poverty rate	20.3%
Unemployment	1.4%
Average temp	48°F
Annual precip	39 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.