

Grand Haven 49417

ZIP code · MI · Michigan > Ottawa County > Grand Haven

SELLER'S MARKET

\$422K

MEDIAN SALE PRICE

+11.1%

1-YR CHANGE

531

SALES (12 MO)

\$407K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

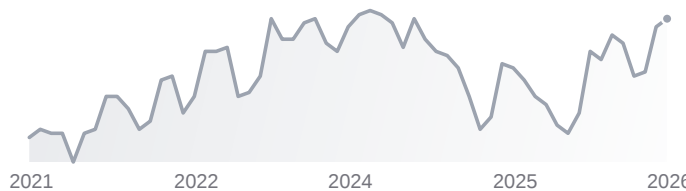
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

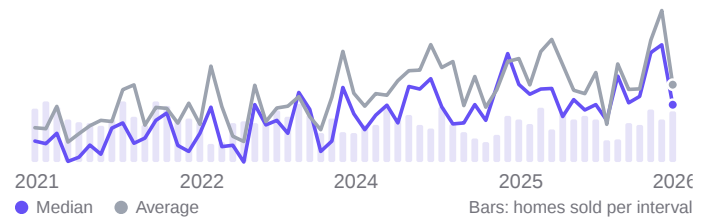
Market temperature (0–100)

73 / 100



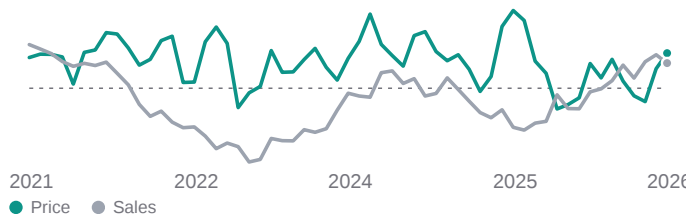
Sale prices

Median \$350K · Average \$388K



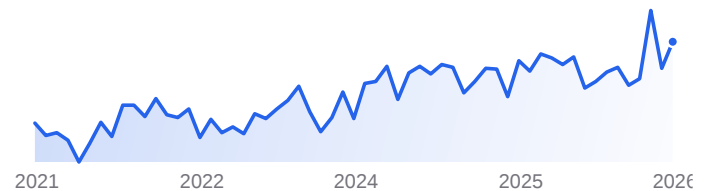
Growth (year over year)

Price +11.1% · Sales +7.9%



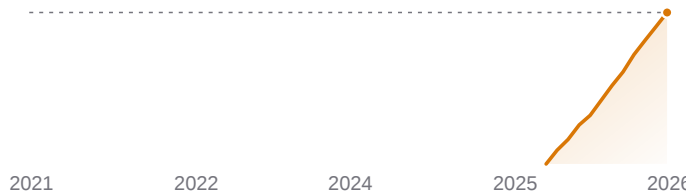
Price per square foot

\$302/ft²



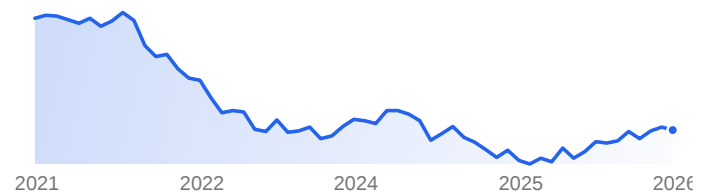
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

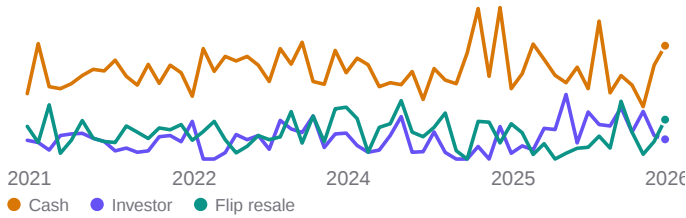
4.4%



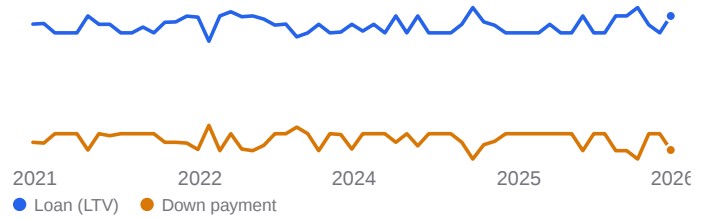
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 7.1% · Flip resale 14%

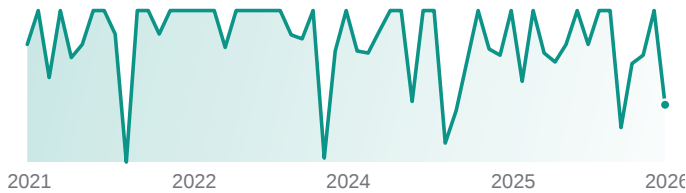


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



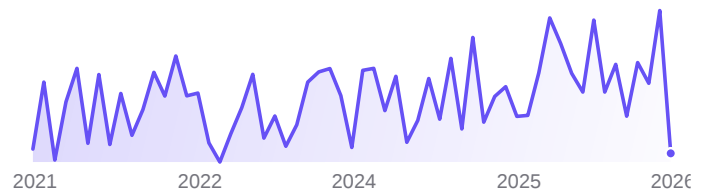
Sellers who sold at a gain

89%



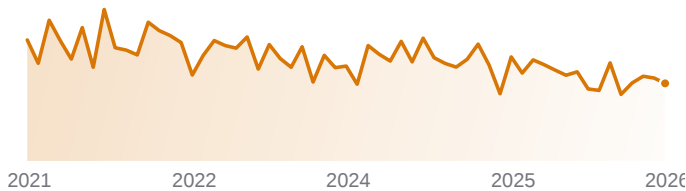
Typical hold before selling

2.8 yrs



Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,198
Median value (AVM)	\$407K
Median size	1,502 ft²
Median bedrooms	3
Median year built	1978
Single family	84%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	21%
Median loan-to-value	36%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	33,345
Density	614 / mi²
Median household income	\$85K
Average household income	\$103K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	17
Homes occupied	88%
Bachelor's or higher	27%
Poverty rate	6.6%
Unemployment	1.2%
Average temp	48°F
Annual precip	34 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.