

# Grandville 49418

ZIP code · MI · Michigan > Kent County > Grandville

BALANCED MARKET

**\$372K**

MEDIAN SALE PRICE

**+3.1%**

1-YR CHANGE

**399**

SALES (12 MO)

**\$392K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



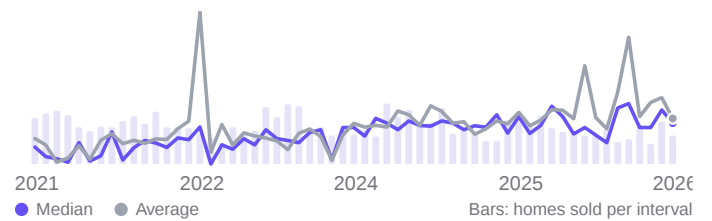
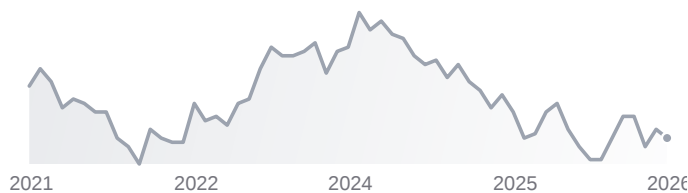
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$365K · Average \$376K

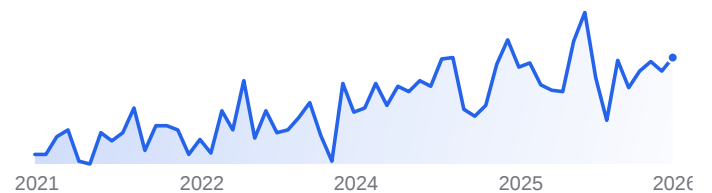
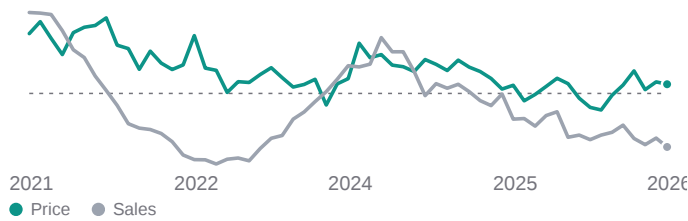


Growth (year over year)

Price +3.1% · Sales -18.4%

Price per square foot

\$268/ft²

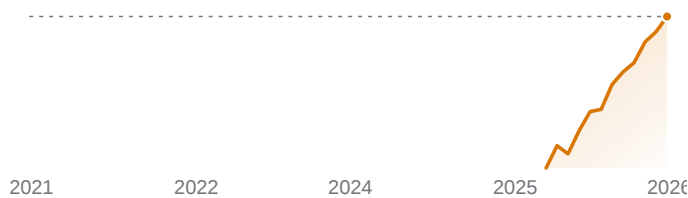


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

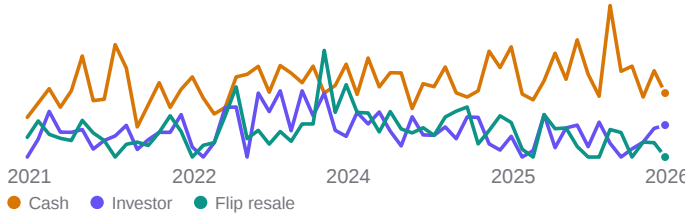
4.1%



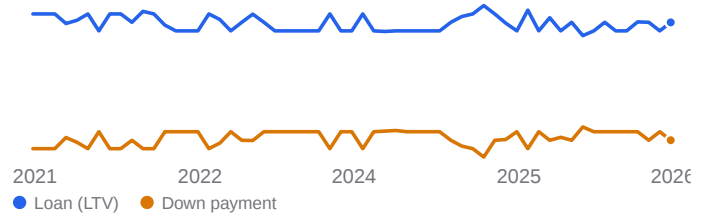
## BUYERS & OUTCOMES

### Buyer mix

Cash 19% · Investor 9.7% · Flip resale 0%

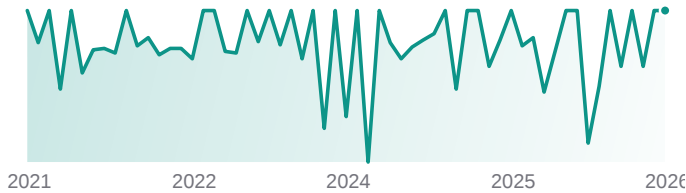


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



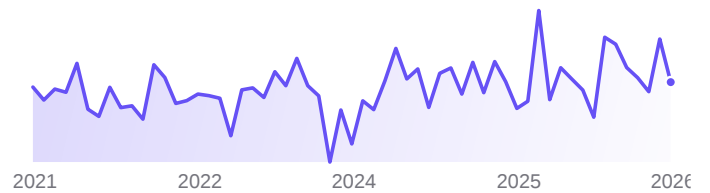
### Sellers who sold at a gain

100%



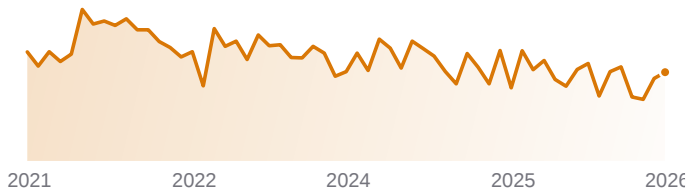
### Typical hold before selling

5.5 yrs



### Median annualized return at resale

+6.9%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,669     |
| Median value (AVM) | \$392K    |
| Median size        | 1,504 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 81%       |
| Condos             | 18%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 58%  |
| Underwater (LTV 125% or more) | 0.9% |
| Owner occupied                | 91%  |
| Company owned                 | 15%  |
| Median loan-to-value          | 44%  |

Typical ownership tenure

**12.0 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>31,033</b>      |
| Density                          | <b>1,599 / mi²</b> |
| Median household income          | <b>\$91K</b>       |
| Average household income         | <b>\$106K</b>      |
| Crime index (US avg 100)         | <b>62</b>          |
| Air pollution index (US avg 100) | <b>75</b>          |
| Earthquake index (US avg 100)    | <b>17</b>          |
| Homes occupied                   | <b>95%</b>         |
| Bachelor's or higher             | <b>29%</b>         |
| Poverty rate                     | <b>7.7%</b>        |
| Unemployment                     | <b>1.3%</b>        |
| Average temp                     | <b>47°F</b>        |
| Annual precip                    | <b>37 in</b>       |
| Sunshine                         | <b>46%</b>         |

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.