

Macatawa 49434

ZIP code · MI · Michigan > Ottawa County

STRONG SELLER'S MARKET

\$250K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

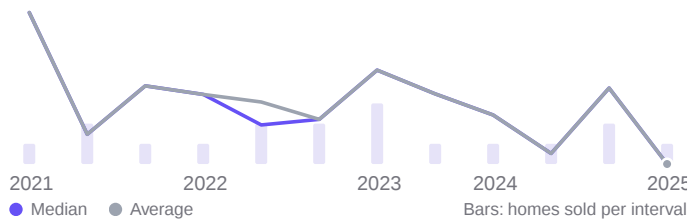
MARKET TRENDS (5 YEARS)

Sale prices

Median \$250K · Average \$250K

Growth (year over year)

Price -34.9% · Sales -60.0%

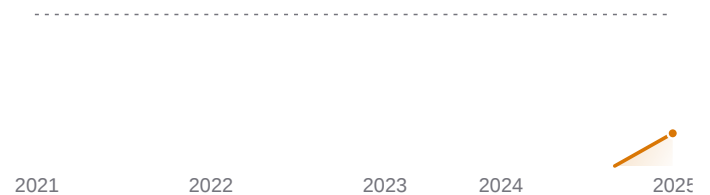
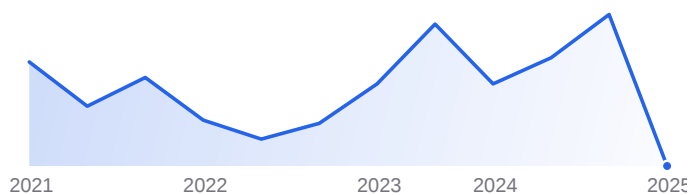


Price per square foot

\$157/ft²

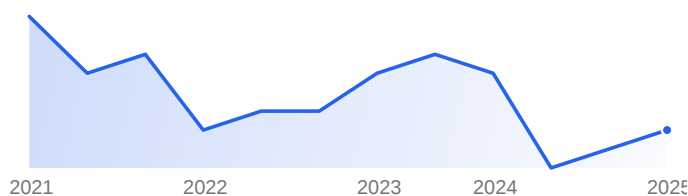
Sale premium vs estimated value

-4.6%



Annual turnover (share of homes sold)

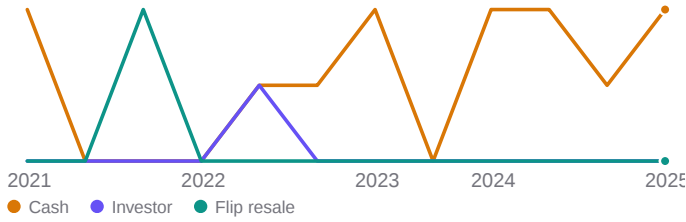
1.8%



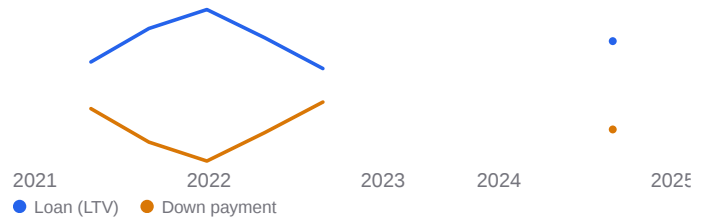
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

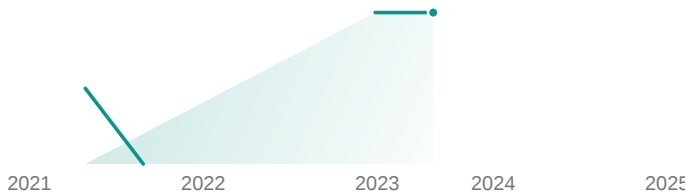


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



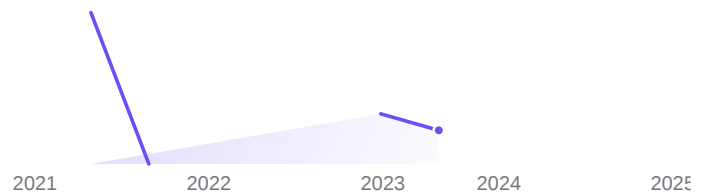
Sellers who sold at a gain

100%



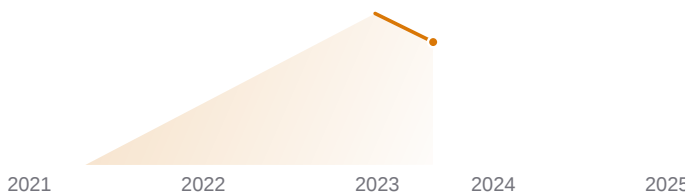
Typical hold before selling

2.0 yrs



Median annualized return at resale

+10.2%



HOUSING STOCK

Homes	226
Median value (AVM)	\$1.1M
Median size	2,000 ft²
Median bedrooms	4
Median year built	1949
Single family	89%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	4.7%
Owner occupied	43%
Company owned	54%
Median loan-to-value	0%

Typical ownership tenure

29.7 yrs

COMMUNITY

Population	30
Density	611 / mi ²
Median household income	\$104K
Average household income	\$149K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	15
Homes occupied	71%
Bachelor's or higher	34%
Poverty rate	5.4%
Unemployment	1.3%
Average temp	48°F
Annual precip	36 in
Sunshine	46%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.