

Grand Rapids 49504

ZIP code · MI · Michigan > Kent County > Grand Rapids

SELLER'S MARKET

\$302K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

605

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

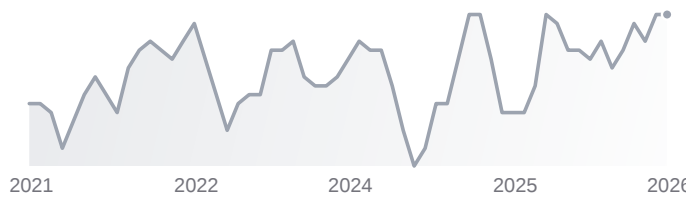
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

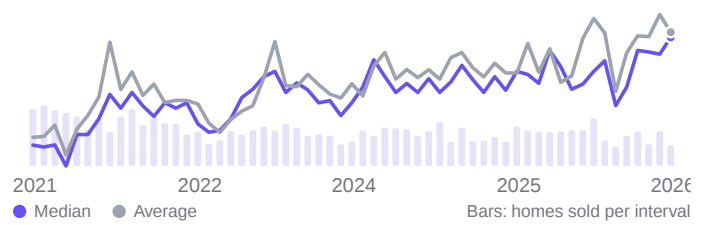
Market temperature (0–100)

67 / 100



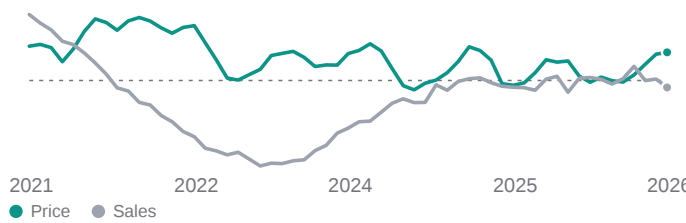
Sale prices

Median \$312K · Average \$317K



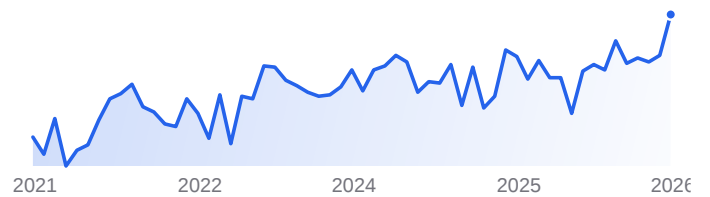
Growth (year over year)

Price +9.9% · Sales -2.4%



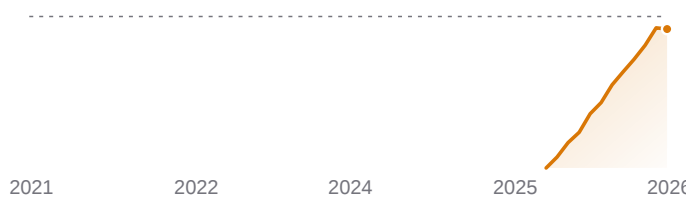
Price per square foot

\$258/ft²



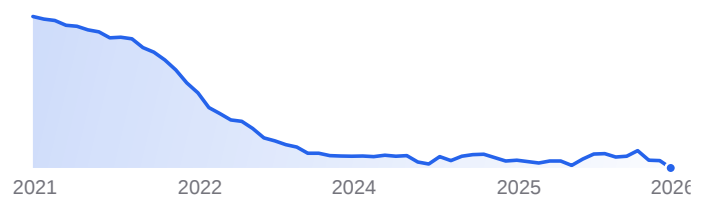
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

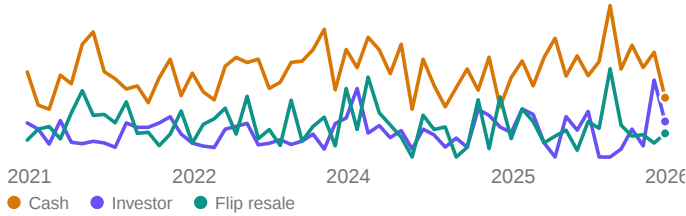
4.5%



BUYERS & OUTCOMES

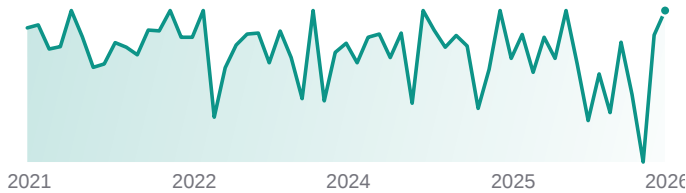
Buyer mix

Cash 15% · Investor 9.1% · Flip resale 6.1%



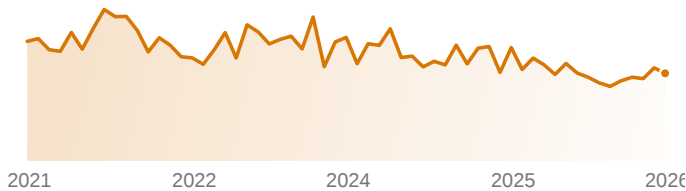
Sellers who sold at a gain

100%

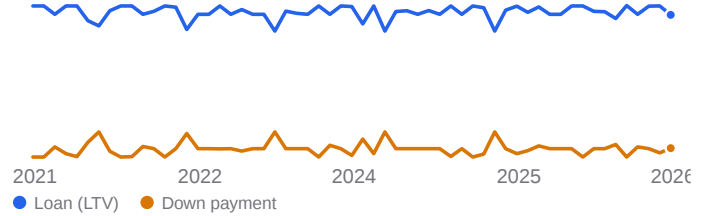


Median annualized return at resale

+7.8%

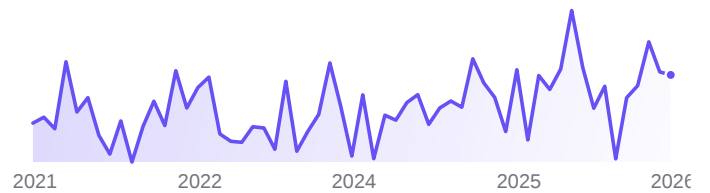


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



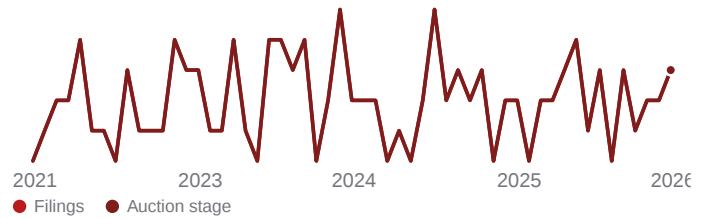
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	13,437
Median value (AVM)	\$277K
Median size	1,379 ft²
Median bedrooms	3
Median year built	1930
Single family	92%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	69%
Company owned	19%
Median loan-to-value	41%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	41,462
Density	3,686 / mi²
Median household income	\$67K
Average household income	\$81K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	17.7%
Unemployment	1.3%
Average temp	47°F
Annual precip	37 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.