

Grand Rapids 49506

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

SELLER'S MARKET

\$493K

MEDIAN SALE PRICE

+15.9%

1-YR CHANGE

482

SALES (12 MO)

\$427K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

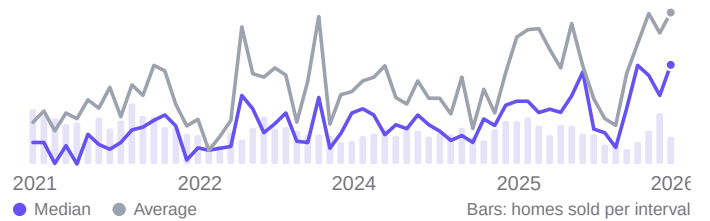
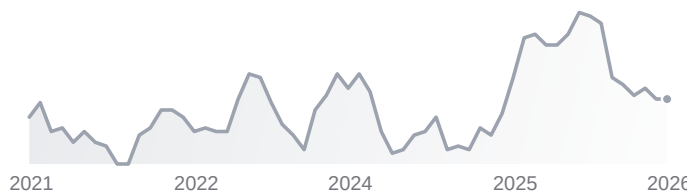
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$528K · Average \$662K

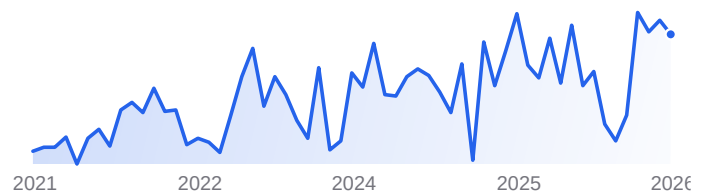
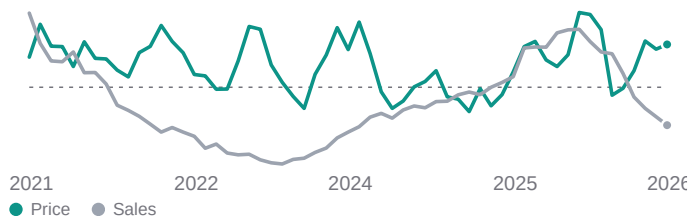


Growth (year over year)

Price +15.9% · Sales -14.1%

Price per square foot

\$295/ft²

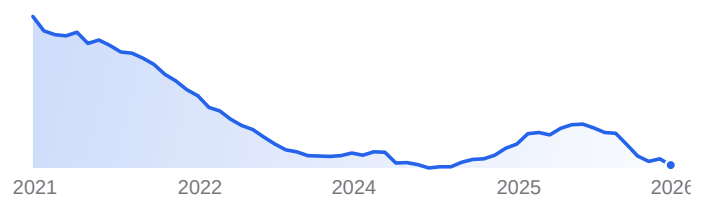
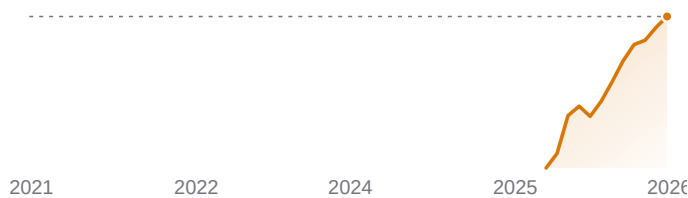


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

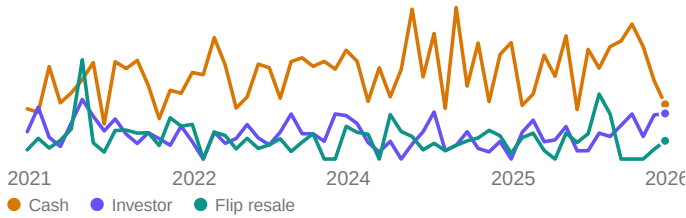
4.4%



BUYERS & OUTCOMES

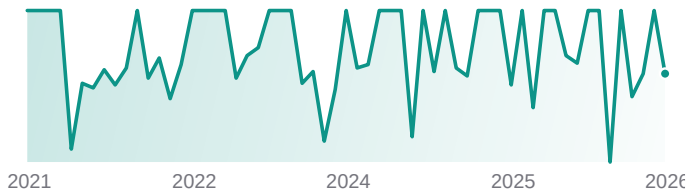
Buyer mix

Cash 16% · Investor 14% · Flip resale 5.4%



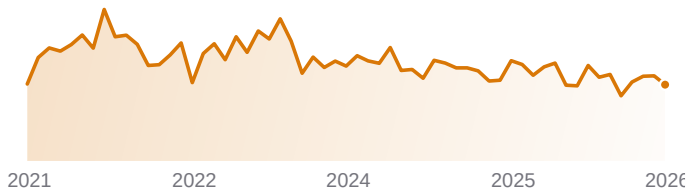
Sellers who sold at a gain

97%

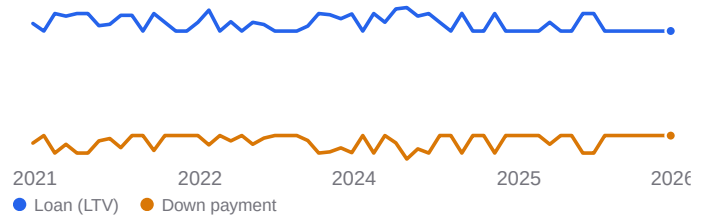


Median annualized return at resale

+6.8%

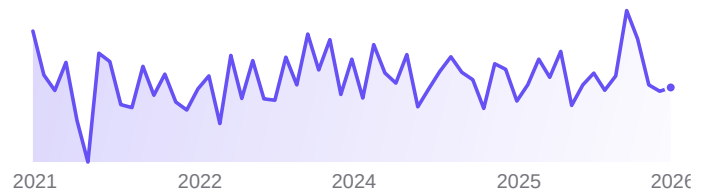


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



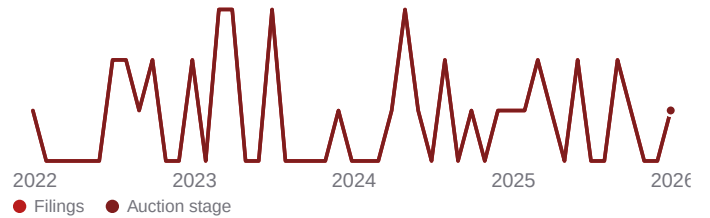
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,895
Median value (AVM)	\$427K
Median size	1,693 ft²
Median bedrooms	3
Median year built	1949
Single family	95%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	20%
Median loan-to-value	42%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	34,891
Density	4,516 / mi²
Median household income	\$113K
Average household income	\$138K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	19
Homes occupied	95%
Bachelor's or higher	37%
Poverty rate	8.0%
Unemployment	1.4%
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.