

Grand Rapids 49534

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

BALANCED MARKET

\$358K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

256

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

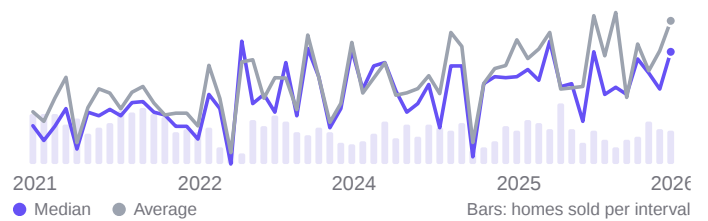
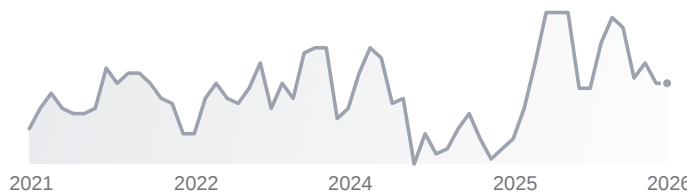
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$385K · Average \$429K

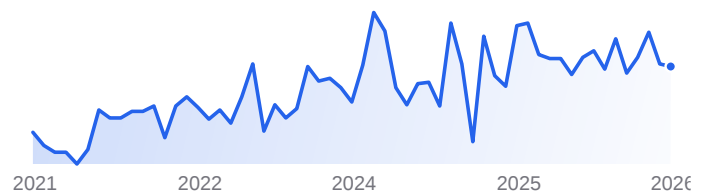
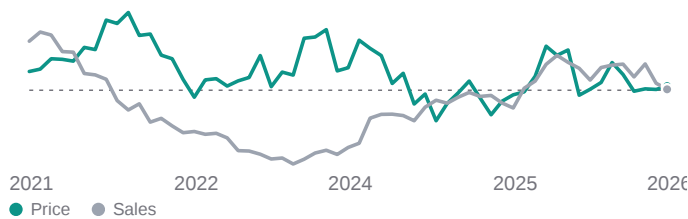


Growth (year over year)

Price +1.7% · Sales +0.4%

Price per square foot

\$254/ft²

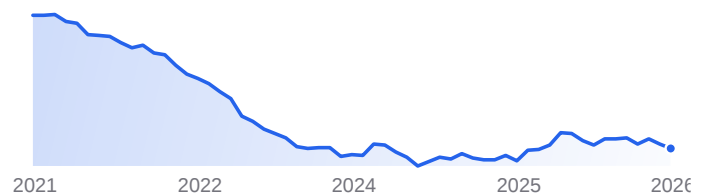
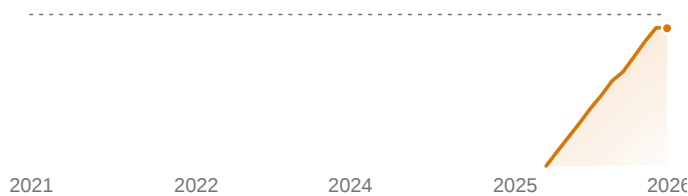


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

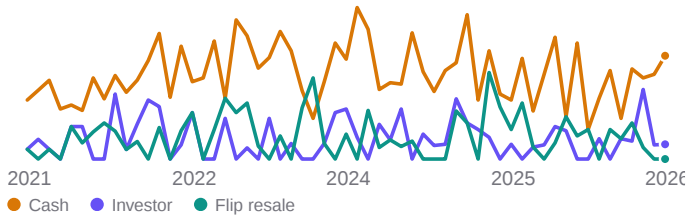
3.7%



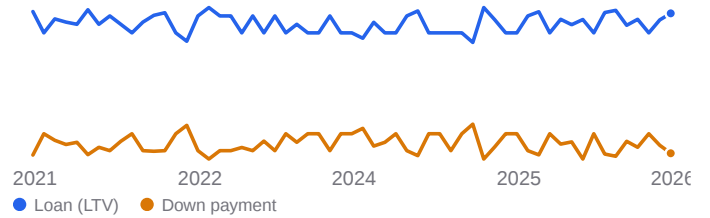
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 4.5% · Flip resale 0%

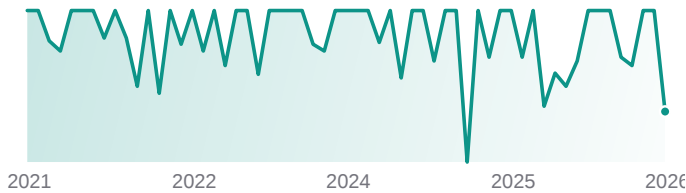


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



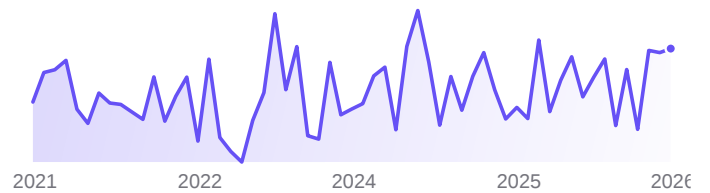
Sellers who sold at a gain

83%



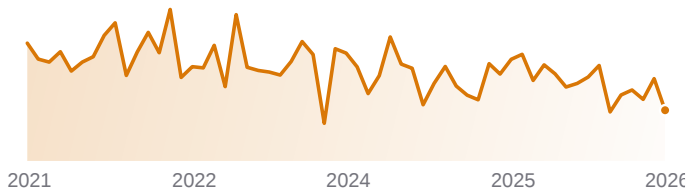
Typical hold before selling

9.0 yrs



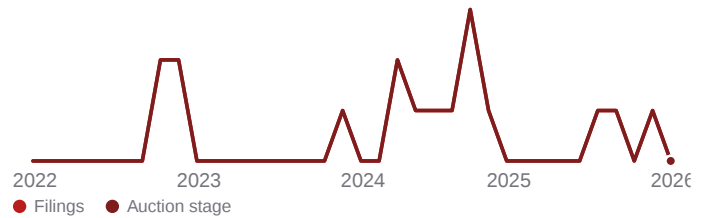
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,913
Median value (AVM)	\$367K
Median size	1,485 ft²
Median bedrooms	3
Median year built	1986
Single family	85%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	91%
Company owned	16%
Median loan-to-value	45%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	23,667
Density	695 / mi²
Median household income	\$82K
Average household income	\$96K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	15
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	6.8%
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.