

Grand Rapids 49546

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

BALANCED MARKET

\$472K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

375

SALES (12 MO)

\$501K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

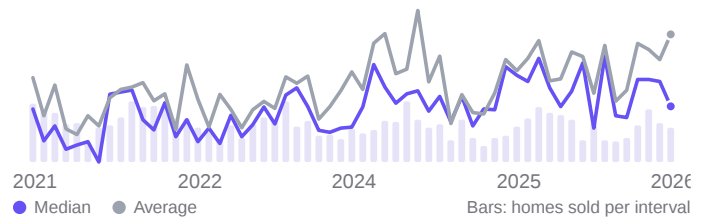
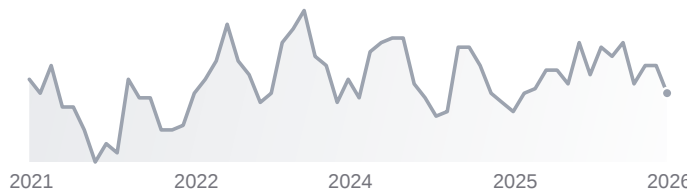
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$431K · Average \$601K

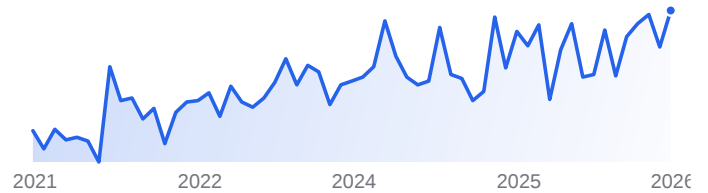
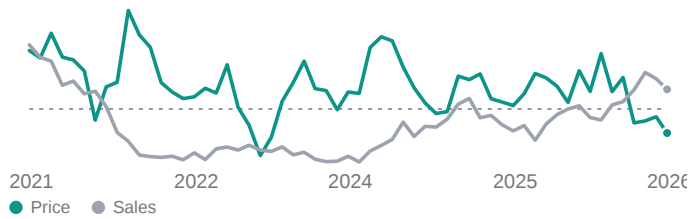


Growth (year over year)

Price -8.0% · Sales +6.5%

Price per square foot

\$302/ft²

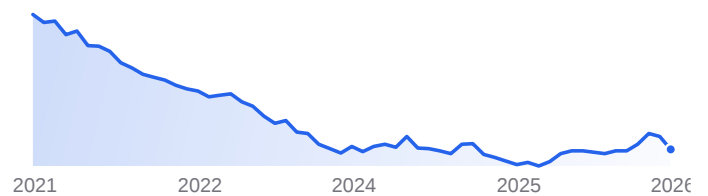
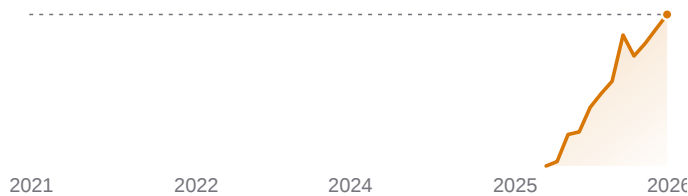


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

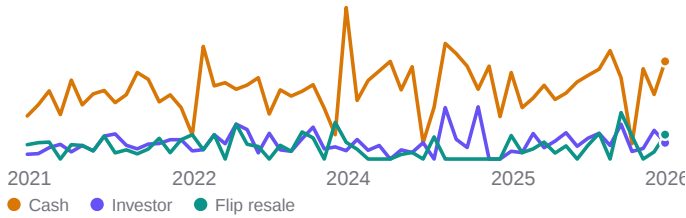
4.1%



BUYERS & OUTCOMES

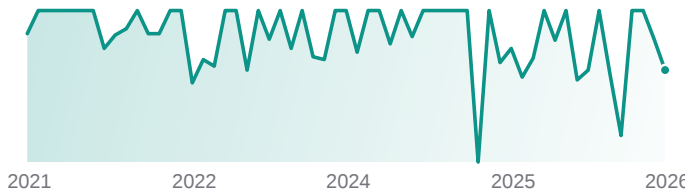
Buyer mix

Cash 40% · Investor 6.7% · Flip resale 10%



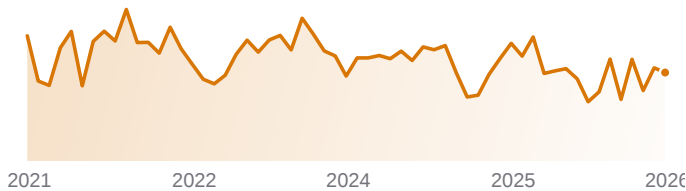
Sellers who sold at a gain

93%

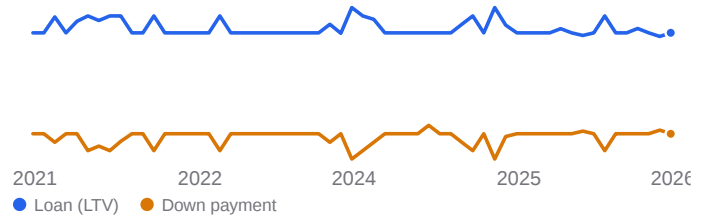


Median annualized return at resale

+5.9%

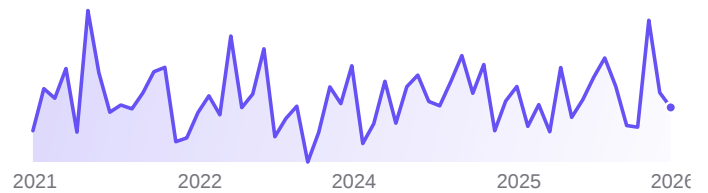


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



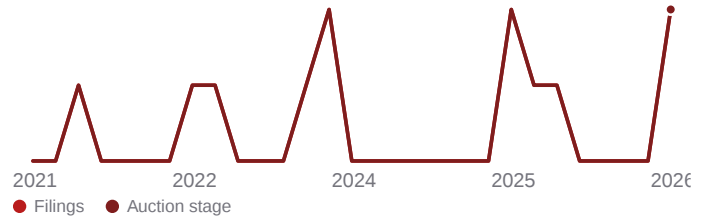
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,176
Median value (AVM)	\$501K
Median size	1,872 ft²
Median bedrooms	3
Median year built	1979
Single family	69%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.1%
Owner occupied	91%
Company owned	21%
Median loan-to-value	46%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	32,338
Density	1,754 / mi²
Median household income	\$100K
Average household income	\$130K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	18
Homes occupied	94%
Bachelor's or higher	38%
Poverty rate	8.2%
Unemployment	1.2%
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.