

Berrien County, MI

County · MI · Michigan

BALANCED MARKET

\$254K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

1,967

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



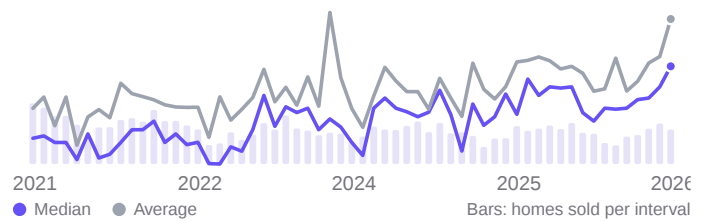
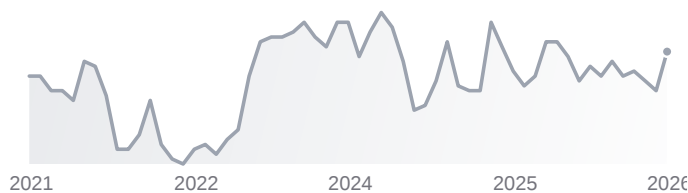
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$274K · Average \$329K

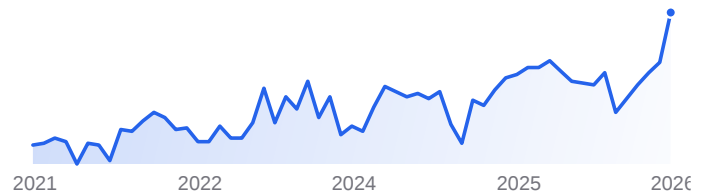
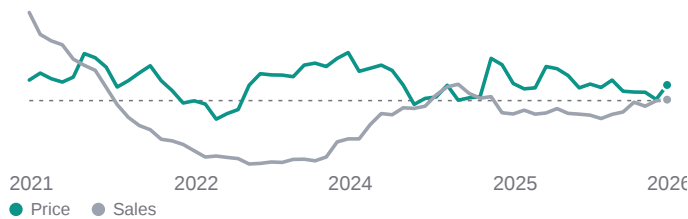


Growth (year over year)

Price +6.1% · Sales +0.4%

Price per square foot

\$211/ft²

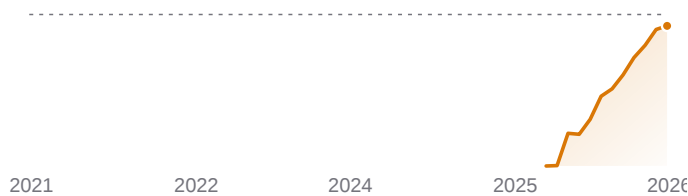


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

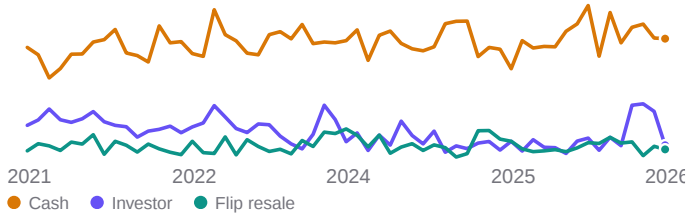
3.0%



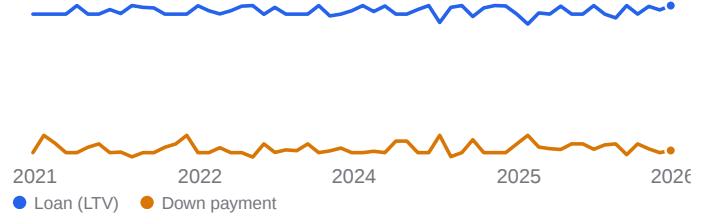
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 5.1% · Flip resale 4.0%

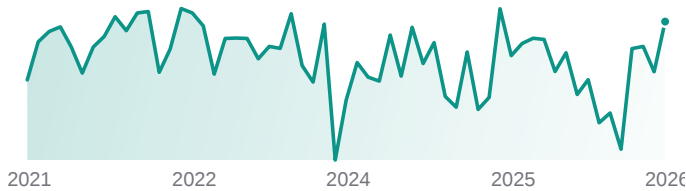


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



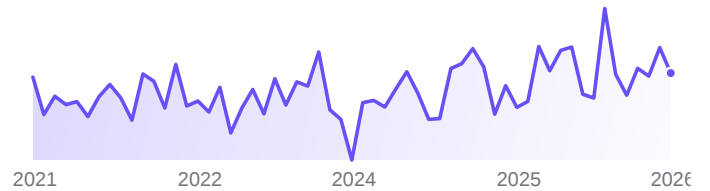
Sellers who sold at a gain

95%



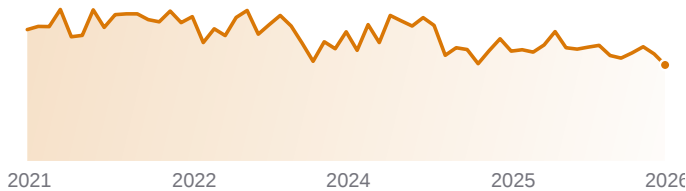
Typical hold before selling

5.6 yrs



Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 18 · Auction stage 18



HOUSING STOCK

Homes	66,367
Median value (AVM)	\$269K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1960
Single family	92%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.6%
Owner occupied	71%
Company owned	17%
Median loan-to-value	32%

Typical ownership tenure

20.1 yrs

COMMUNITY

Population	153,229
Density	270 / mi²
Median household income	\$64K
Average household income	\$88K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	25
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	14.0%
Unemployment	1.4%
Average temp	49°F
Annual precip	38 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.