

Kalamazoo County, MI

County · MI · Michigan

SELLER'S MARKET

\$269K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

3,487

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



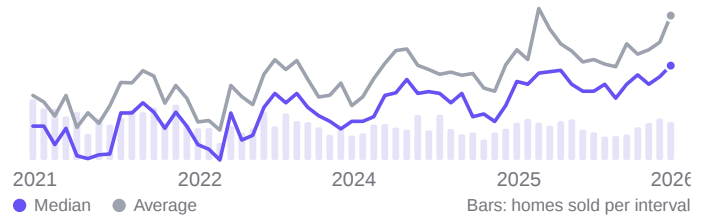
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$280K · Average \$334K

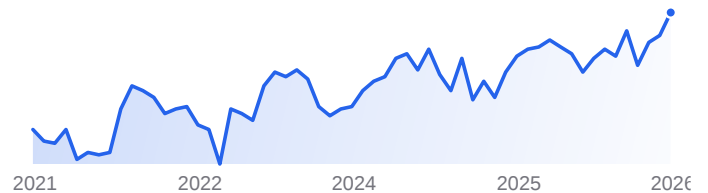
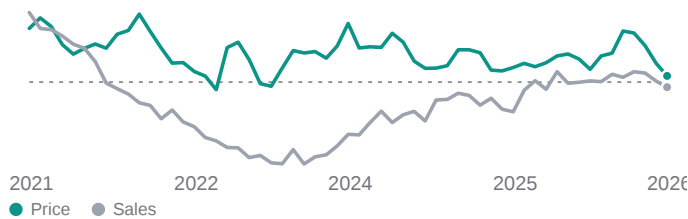


Growth (year over year)

Price +1.6% · Sales -1.4%

Price per square foot

\$204/ft²

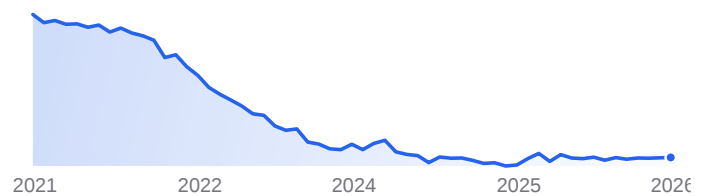
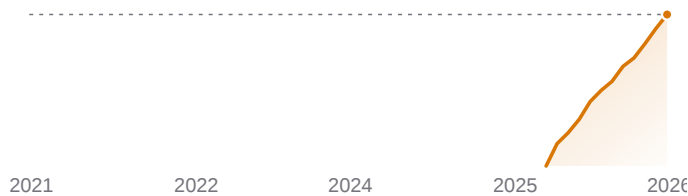


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

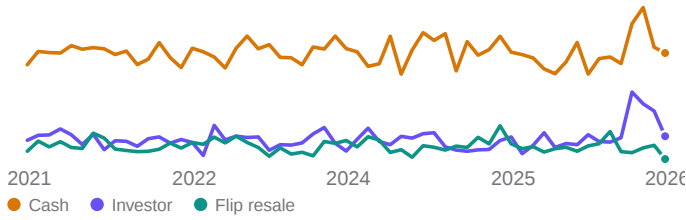
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 7.4% · Flip resale 2.4%



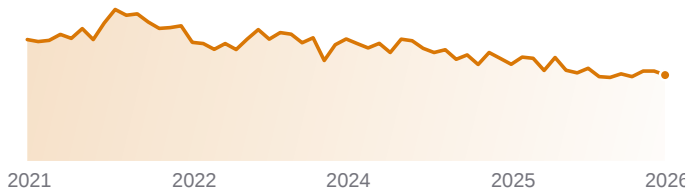
Sellers who sold at a gain

92%

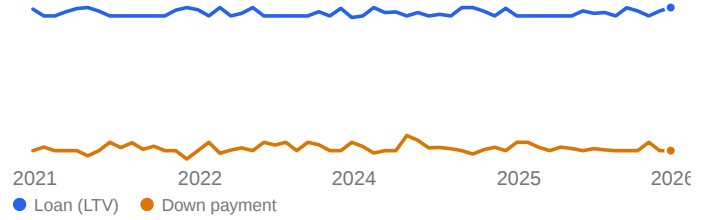


Median annualized return at resale

+6.0%

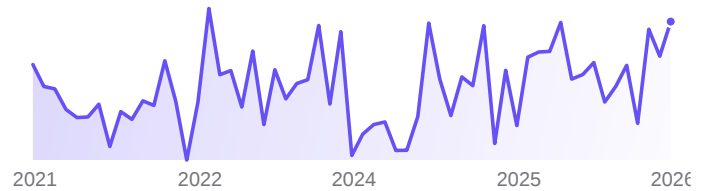


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



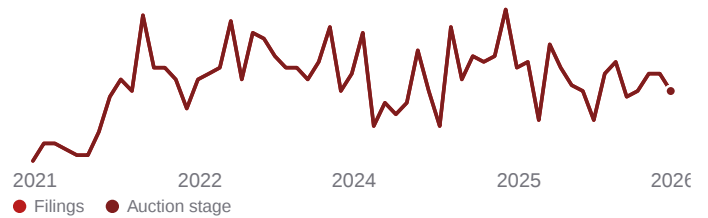
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	82,440
Median value (AVM)	\$267K
Median size	1,469 ft²
Median bedrooms	3
Median year built	1965
Single family	90%
Condos	8.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	87%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	265,813
Density	473 / mi²
Median household income	\$70K
Average household income	\$94K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	23
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	11.0%
Unemployment	1.3%
Average temp	49°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.