

Kalamazoo 49001

ZIP code · MI · Michigan > Kalamazoo County > Kalamazoo

BALANCED MARKET

\$197K

MEDIAN SALE PRICE

+13.8%

1-YR CHANGE

297

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

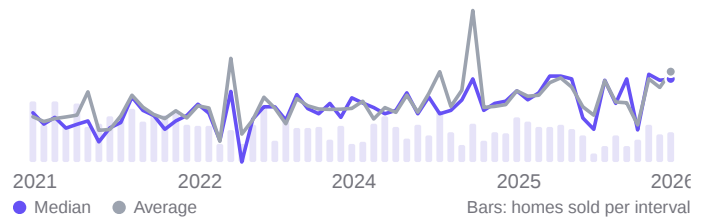
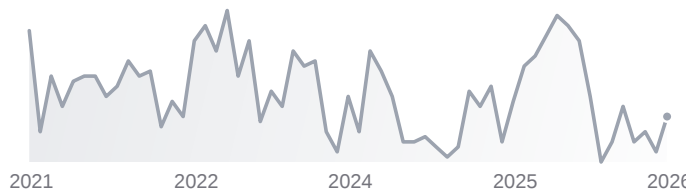
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$195K · Average \$205K

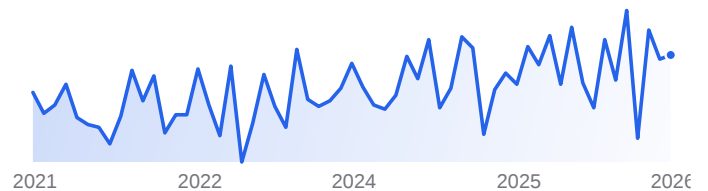
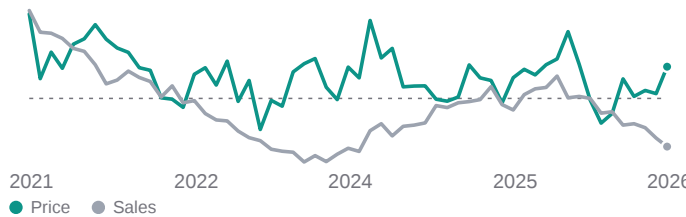


Growth (year over year)

Price +13.8% · Sales -21.0%

Price per square foot

\$154/ft²

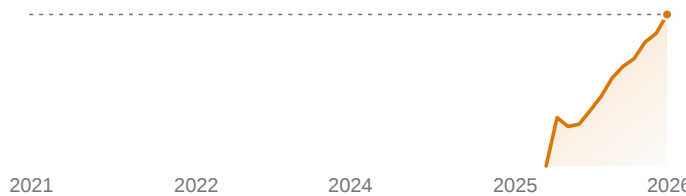


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

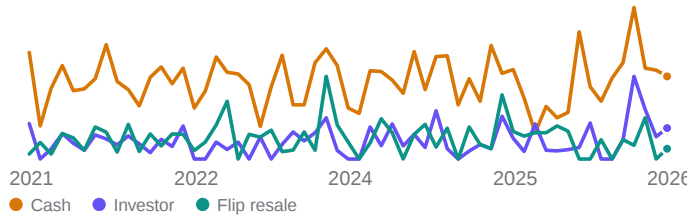
4.4%



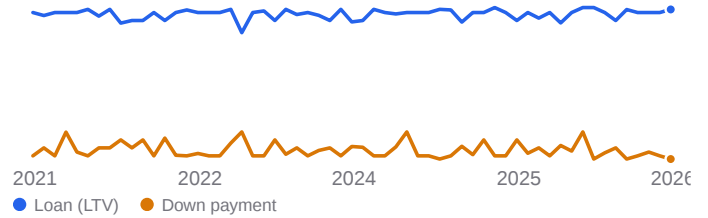
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 11% · Flip resale 3.6%

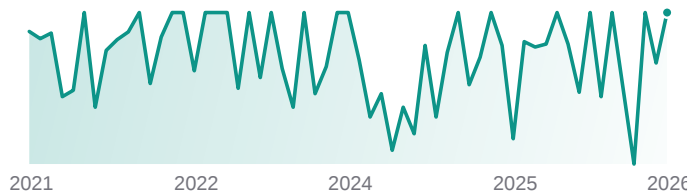


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



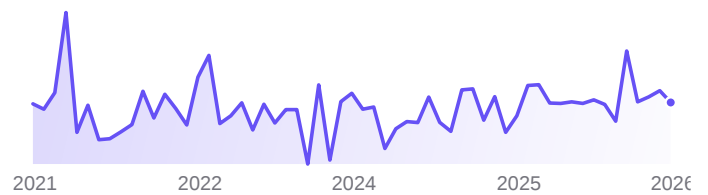
Sellers who sold at a gain

100%



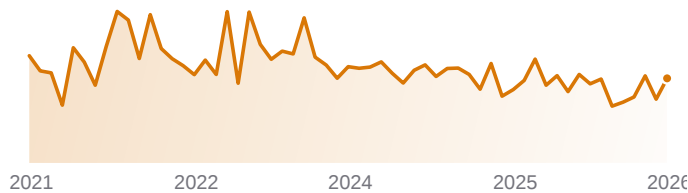
Typical hold before selling

5.1 yrs



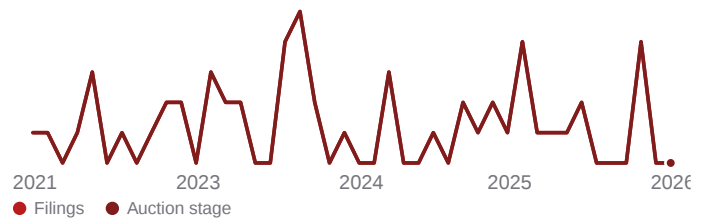
Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,792
Median value (AVM)	\$169K
Median size	1,202 ft²
Median bedrooms	3
Median year built	1929
Single family	98%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	11%
Median loan-to-value	36%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	20,896
Density	2,679 / mi²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	20
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	14.4%
Unemployment	1.4%
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.