

Portage 49002

ZIP code · MI · Michigan > Kalamazoo County > Portage

BALANCED MARKET

\$275K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

266

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



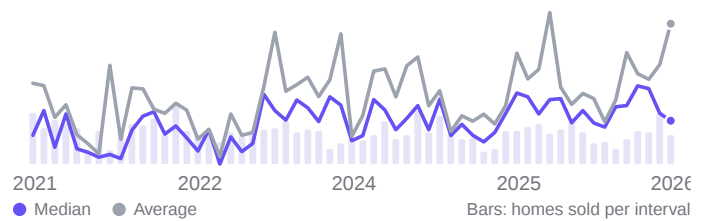
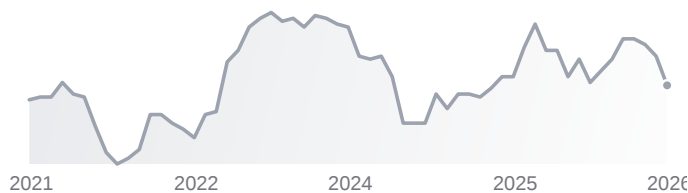
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$252K · Average \$429K

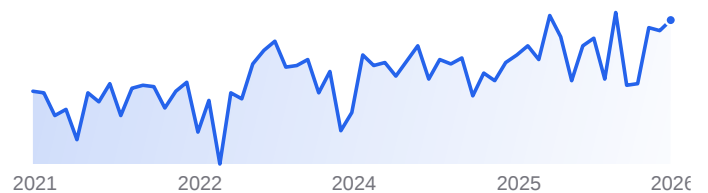
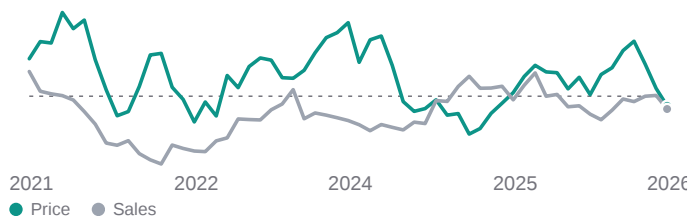


Growth (year over year)

Price -4.0% · Sales -5.3%

Price per square foot

\$232/ft²

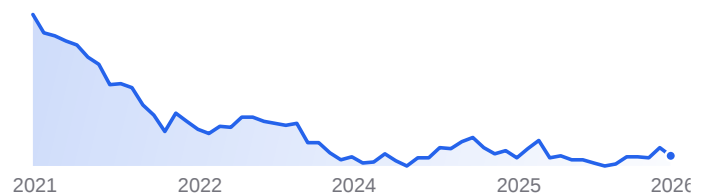
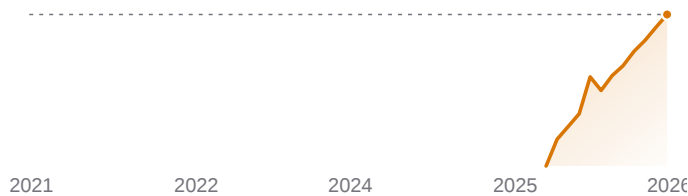


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

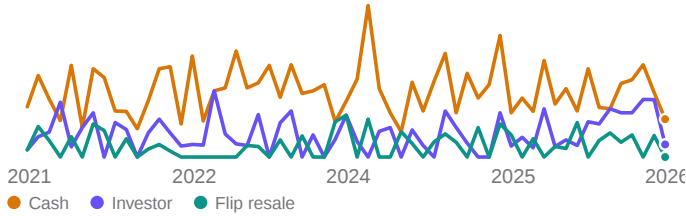
4.0%



BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 4.8% · Flip resale 0%



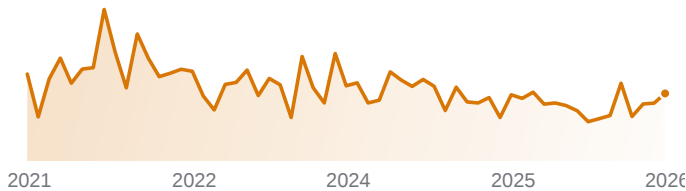
Sellers who sold at a gain

100%

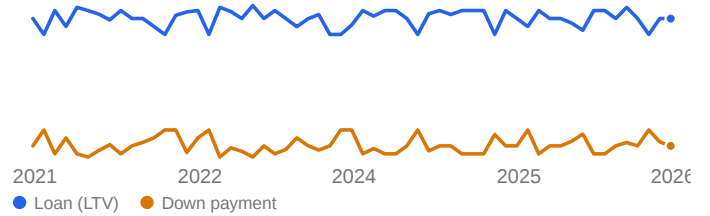


Median annualized return at resale

+7.2%

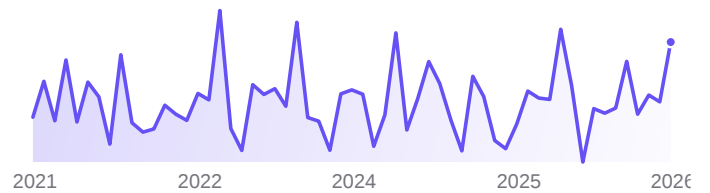


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,680
Median value (AVM)	\$264K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1963
Single family	94%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.5%
Owner occupied	89%
Company owned	18%
Median loan-to-value	43%

Typical ownership tenure

14.5 yrs

COMMUNITY

Population	20,877
Density	1,018 / mi²
Median household income	\$75K
Average household income	\$94K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	27
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	6.0%
Unemployment	1.5%
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.