

Kalamazoo 49004

ZIP code · MI · Michigan > Kalamazoo County > Kalamazoo

SELLER'S MARKET

\$223K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

226

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

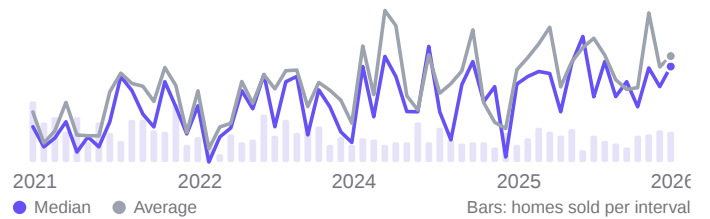
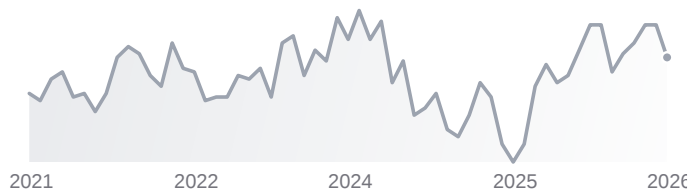
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$230K · Average \$240K

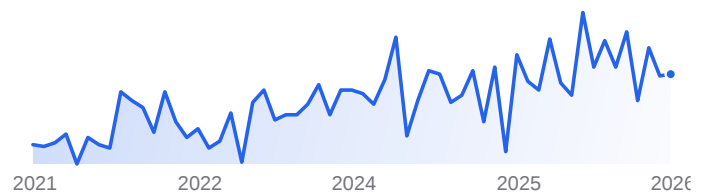
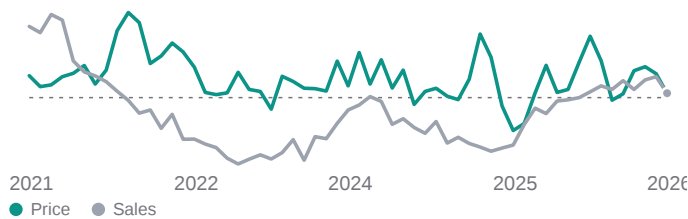


Growth (year over year)

Price +1.7% · Sales +1.8%

Price per square foot

\$186/ft²

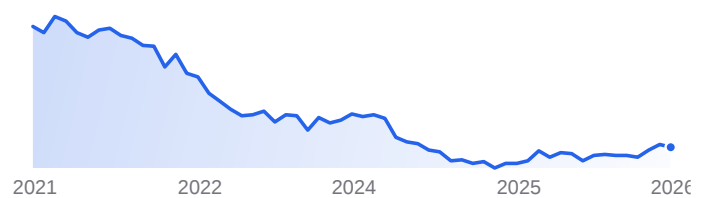
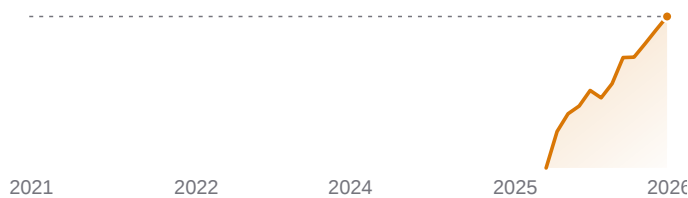


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

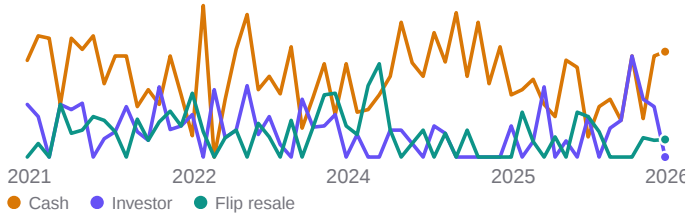
3.9%



BUYERS & OUTCOMES

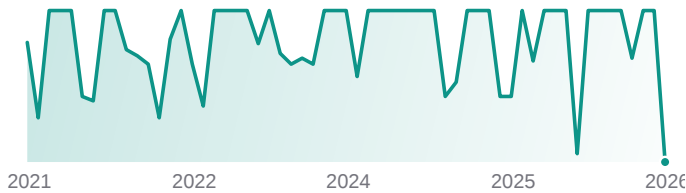
Buyer mix

Cash 26% · Investor 0% · Flip resale 4.3%



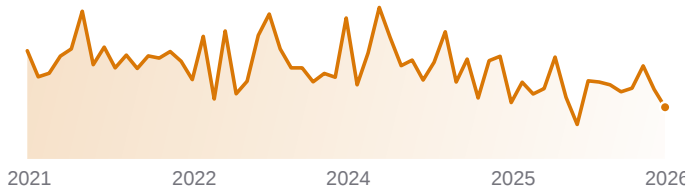
Sellers who sold at a gain

82%

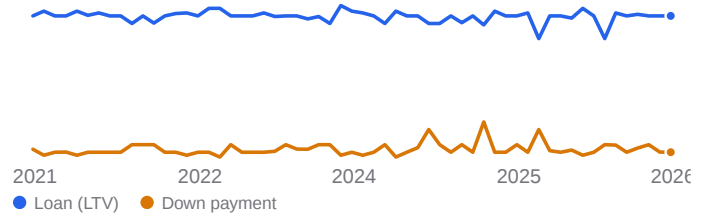


Median annualized return at resale

+5.1%

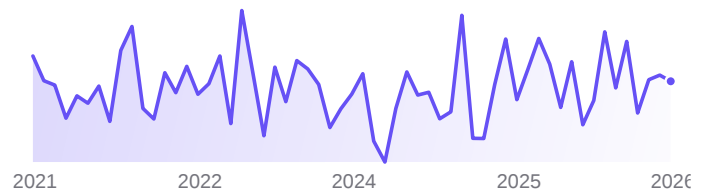


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



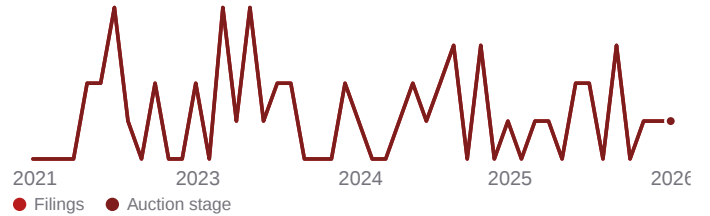
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,776
Median value (AVM)	\$207K
Median size	1,240 ft²
Median bedrooms	3
Median year built	1958
Single family	90%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.8%
Owner occupied	91%
Company owned	9.5%
Median loan-to-value	48%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	15,743
Density	700 / mi²
Median household income	\$68K
Average household income	\$87K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	13.4%
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.