

Kalamazoo 49006

ZIP code · MI · Michigan > Kalamazoo County > Kalamazoo

SELLER'S MARKET

\$246K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

256

SALES (12 MO)

\$260K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

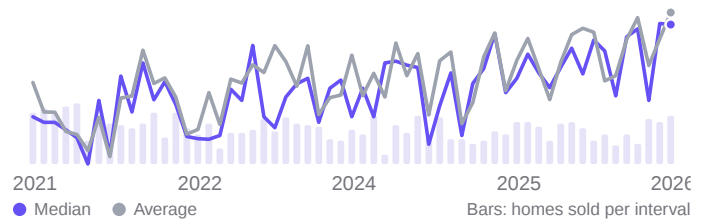
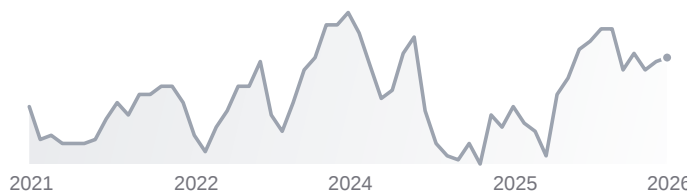
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$269K · Average \$280K

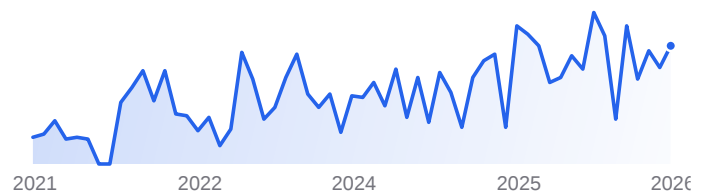
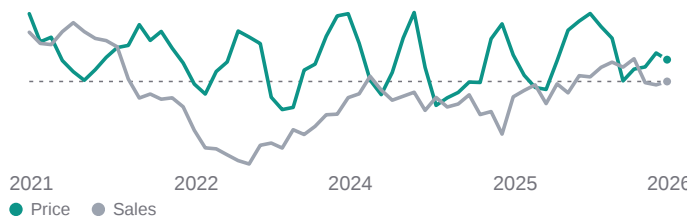


Growth (year over year)

Price +7.6% · Sales +0.0%

Price per square foot

\$193/ft²

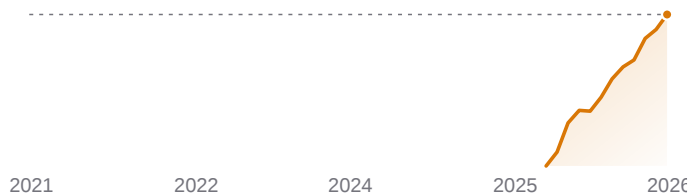


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

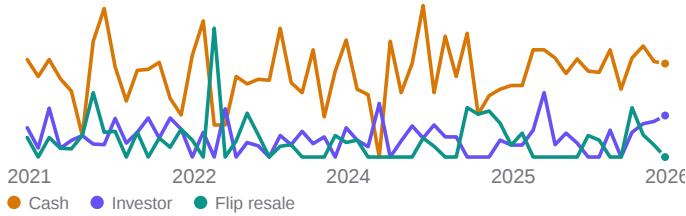
4.9%



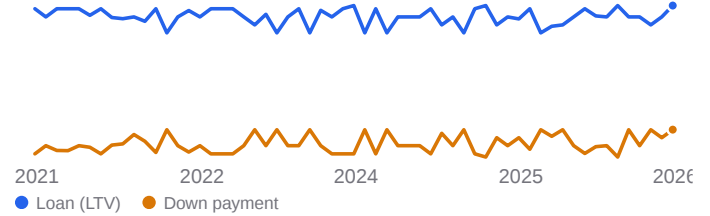
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 13% · Flip resale 0%

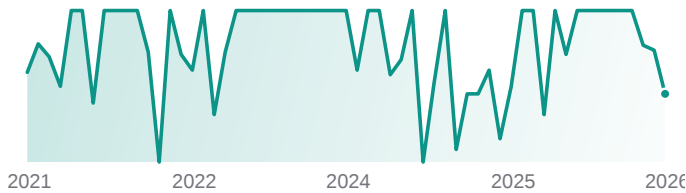


Financing (share of purchase price) Loan (LTV) 97% · Down payment 20%



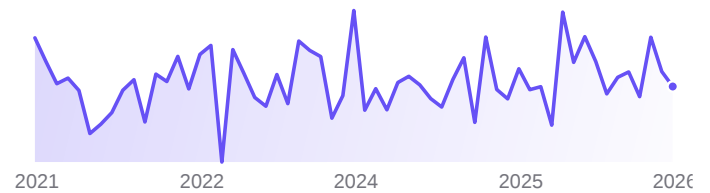
Sellers who sold at a gain

90%



Typical hold before selling

4.8 yrs



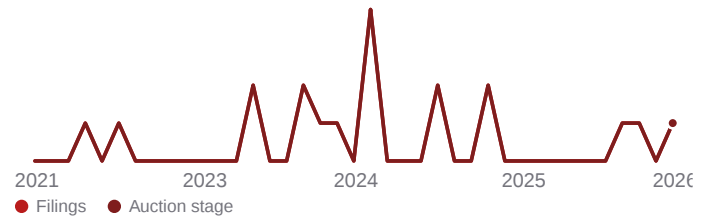
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,175
Median value (AVM)	\$260K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1956
Single family	83%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	14%
Median loan-to-value	42%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	28,264
Density	4,323 / mi²
Median household income	\$56K
Average household income	\$73K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	21
Homes occupied	93%
Bachelor's or higher	31%
Poverty rate	22.4%
Unemployment	1.2%
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.