

Kalamazoo 49007

ZIP code · MI · Michigan > Kalamazoo County > Kalamazoo

BALANCED MARKET

\$139K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

116

SALES (12 MO)

\$117K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



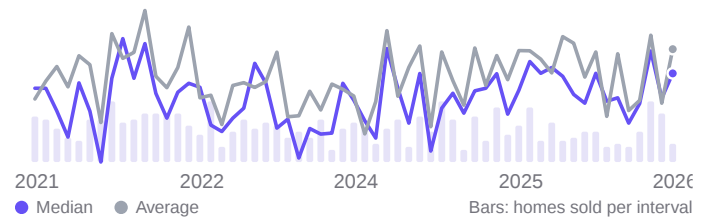
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$140K · Average \$164K

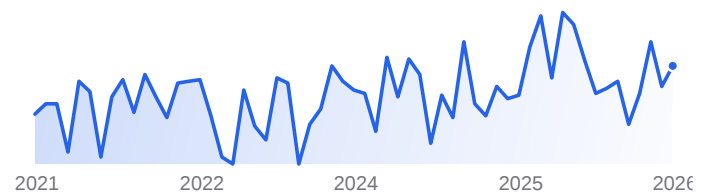
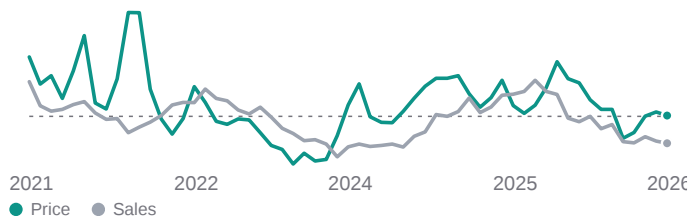


Growth (year over year)

Price +0.6% · Sales -22.1%

Price per square foot

\$99/ft²

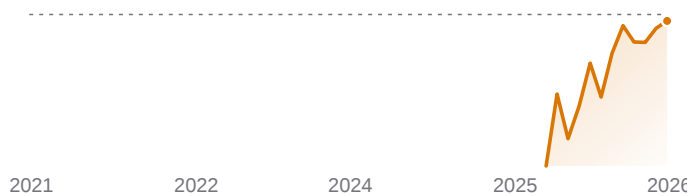


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

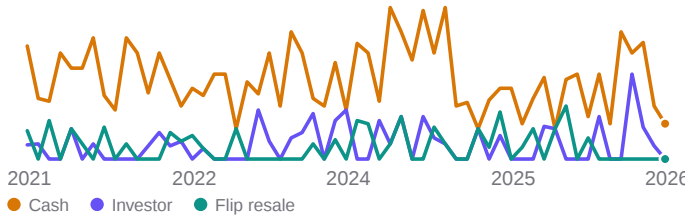
4.6%



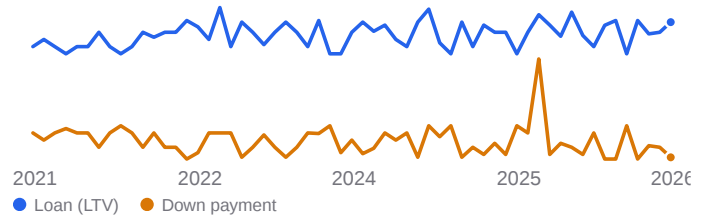
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

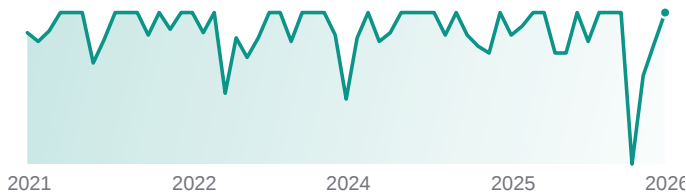


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



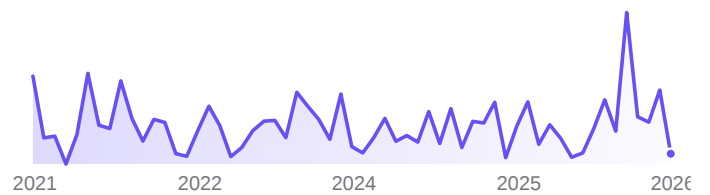
Sellers who sold at a gain

100%



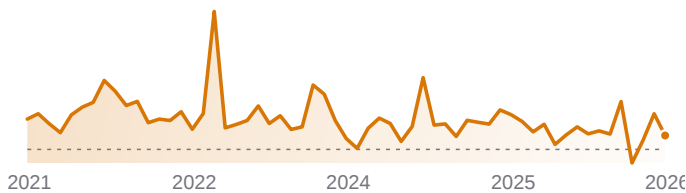
Typical hold before selling

2.1 yrs



Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,545
Median value (AVM)	\$117K
Median size	1,362 ft²
Median bedrooms	3
Median year built	1908
Single family	95%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.3%
Owner occupied	54%
Company owned	20%
Median loan-to-value	0%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	11,304
Density	2,956 / mi²
Median household income	\$39K
Average household income	\$54K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	27
Homes occupied	89%
Bachelor's or higher	18%
Poverty rate	28.7%
Unemployment	1.1%
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.