

Kalamazoo 49008

ZIP code · MI · Michigan > Kalamazoo County > Kalamazoo

SELLER'S MARKET

\$256K

MEDIAN SALE PRICE

+4.6%

1-YR CHANGE

265

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



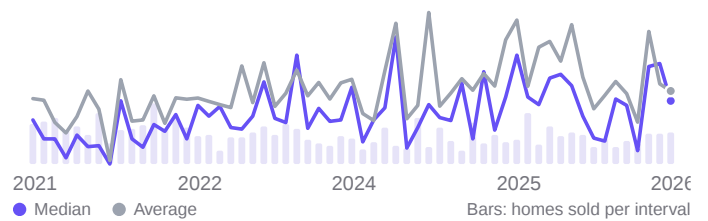
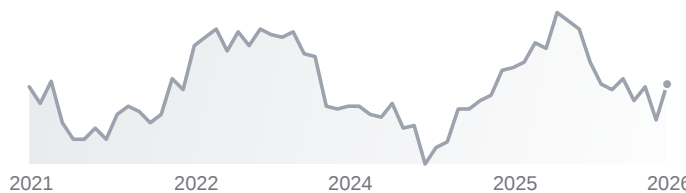
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

61 / 100

Sale prices

Median \$225K · Average \$238K

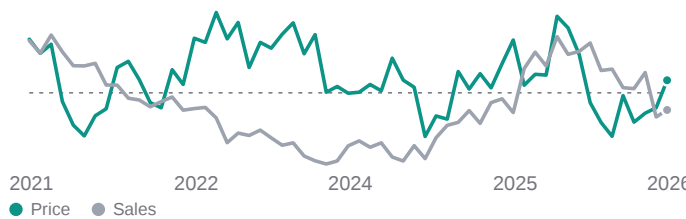


Growth (year over year)

Price +4.6% · Sales -6.4%

Price per square foot

\$177/ft²

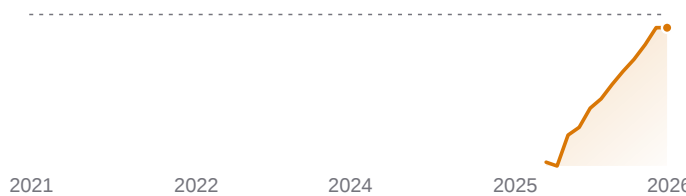


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

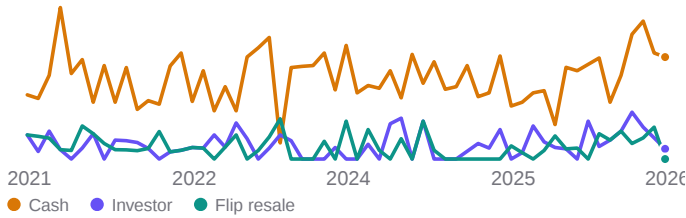
5.0%



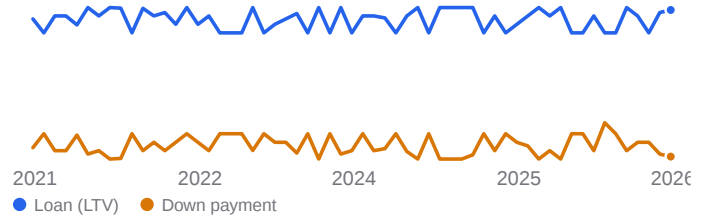
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 3.8% · Flip resale 0%

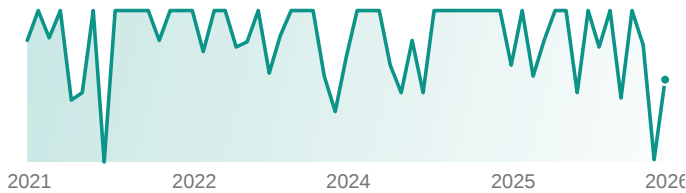


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.4%



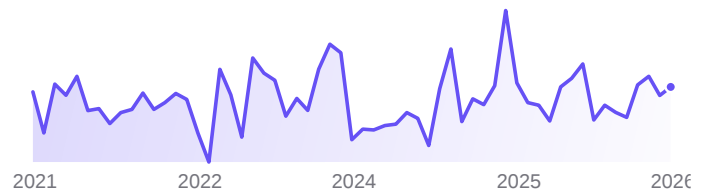
Sellers who sold at a gain

89%



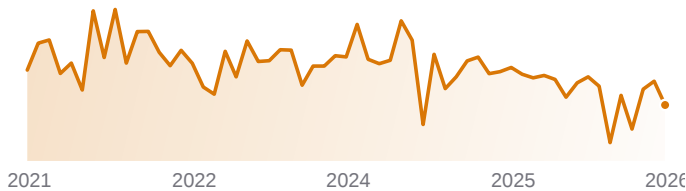
Typical hold before selling

5.8 yrs



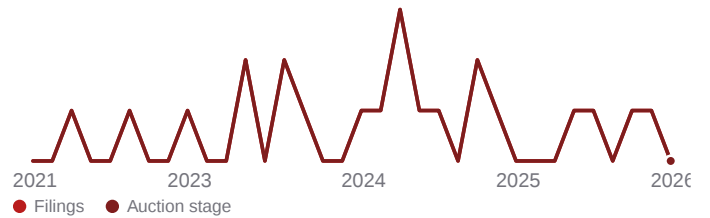
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,318
Median value (AVM)	\$253K
Median size	1,459 ft²
Median bedrooms	3
Median year built	1949
Single family	86%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	12%
Median loan-to-value	39%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	17,201
Density	2,528 / mi²
Median household income	\$75K
Average household income	\$92K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	12.0%
Unemployment	1.3%
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.