

Kalamazoo 49009

ZIP code · MI · Michigan > Kalamazoo County > Kalamazoo

BALANCED MARKET

\$370K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

531

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



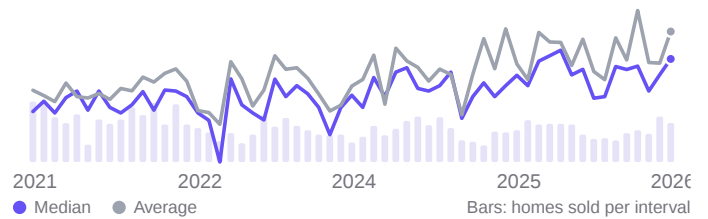
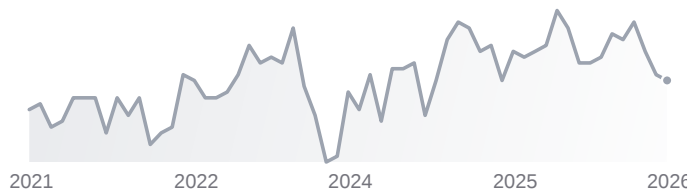
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$399K · Average \$449K

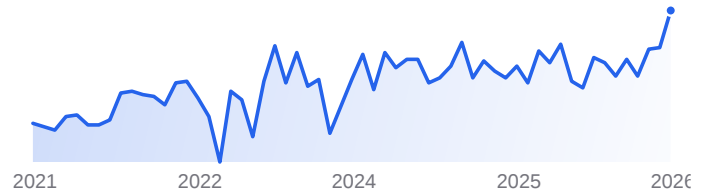
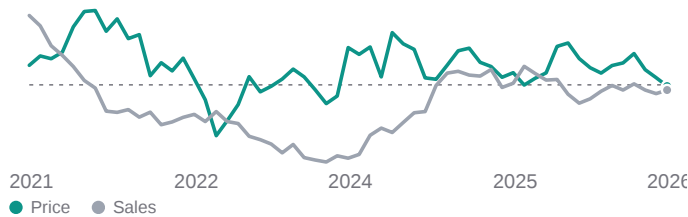


Growth (year over year)

Price -0.4% · Sales -1.8%

Price per square foot

\$237/ft²

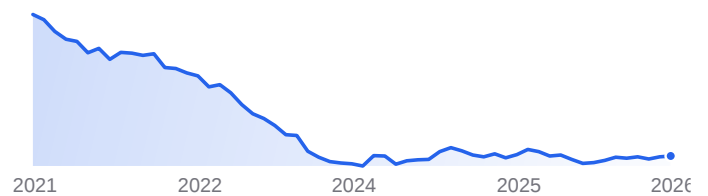
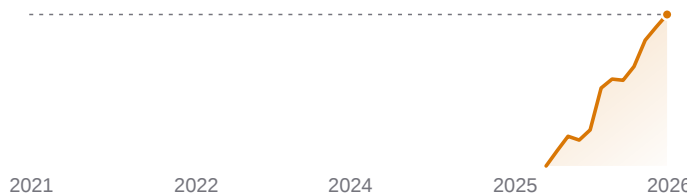


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

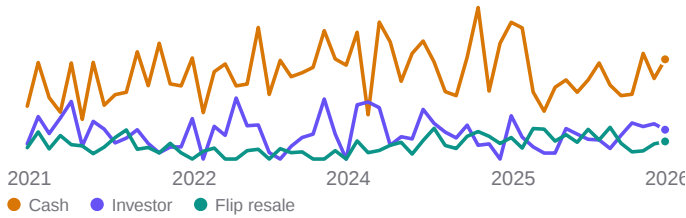
3.9%



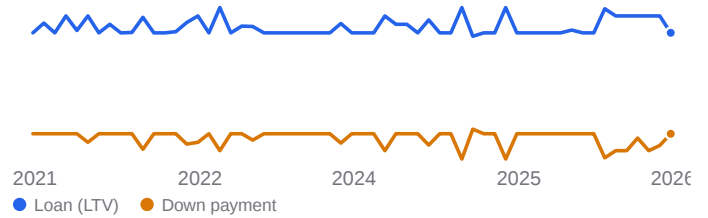
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 9.3% · Flip resale 5.6%

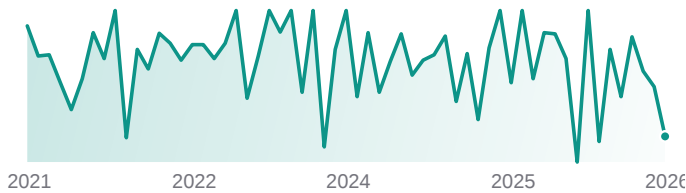


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



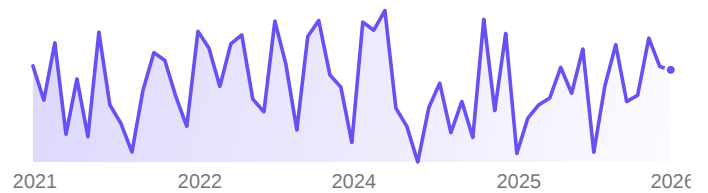
Sellers who sold at a gain

85%



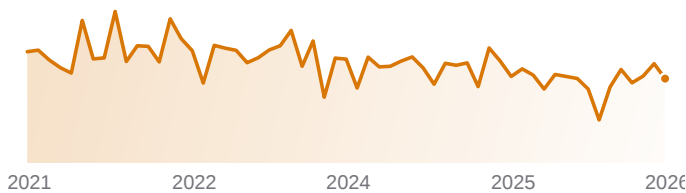
Typical hold before selling

5.6 yrs



Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	13,558
Median value (AVM)	\$351K
Median size	1,845 ft²
Median bedrooms	3
Median year built	1993
Single family	81%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.1%
Owner occupied	94%
Company owned	19%
Median loan-to-value	48%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	45,429
Density	445 / mi²
Median household income	\$92K
Average household income	\$111K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	8.9%
Unemployment	1.3%
Average temp	49°F
Annual precip	38 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.