

Augusta 49012

ZIP code · MI · Michigan > Kalamazoo County > Augusta

SELLER'S MARKET

\$278K

MEDIAN SALE PRICE

+21.7%

1-YR CHANGE

65

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

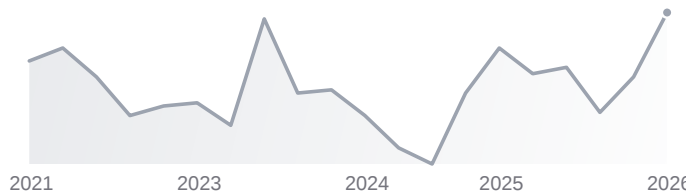
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

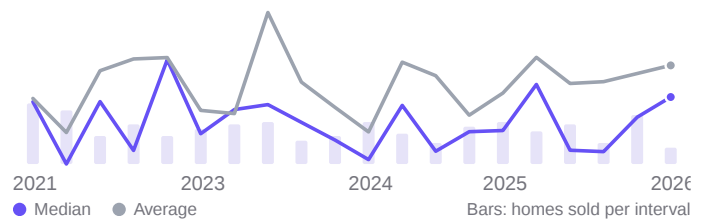
Market temperature (0–100)

79 / 100



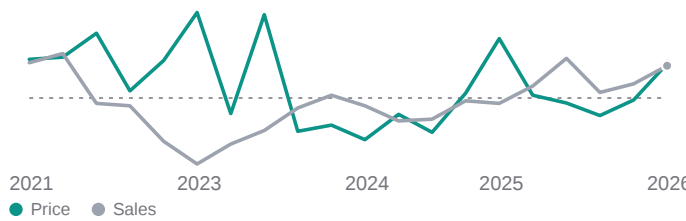
Sale prices

Median \$315K · Average \$376K



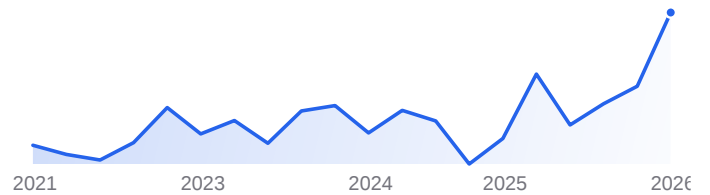
Growth (year over year)

Price +21.7% · Sales +20.4%



Price per square foot

\$282/ft²



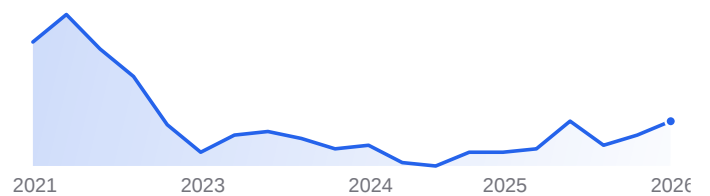
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

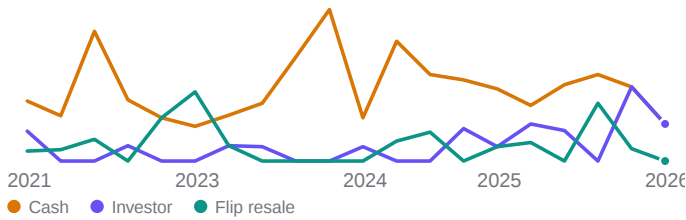
4.2%



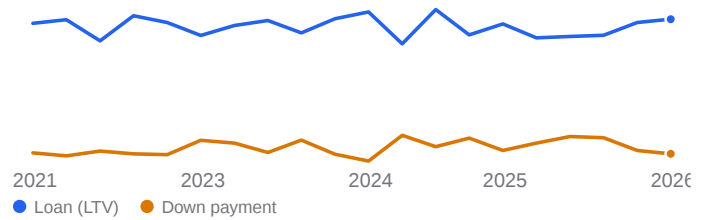
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 14% · Flip resale 0%

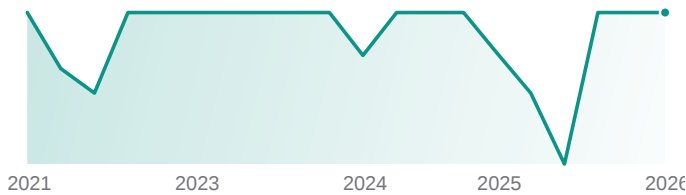


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



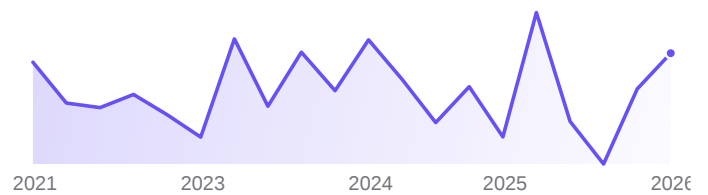
Sellers who sold at a gain

100%



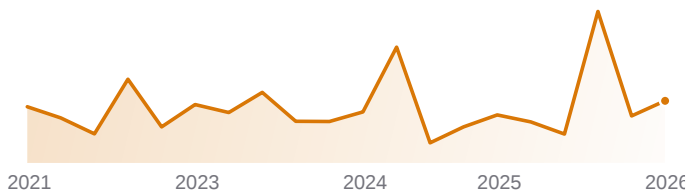
Typical hold before selling

7.3 yrs



Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,532
Median value (AVM)	\$298K
Median size	1,598 ft²
Median bedrooms	3
Median year built	1987
Single family	95%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.3%
Owner occupied	86%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

16.5 yrs

COMMUNITY

Population	3,551
Density	108 / mi²
Median household income	\$94K
Average household income	\$121K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	22
Homes occupied	91%
Bachelor's or higher	25%
Poverty rate	6.3%
Unemployment	1.4%
Average temp	48°F
Annual precip	37 in
Sunshine	46%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.