

Bangor 49013

ZIP code · MI · Michigan > Van Buren County > Bangor

BALANCED MARKET

\$167K

MEDIAN SALE PRICE

+14.7%

1-YR CHANGE

82

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



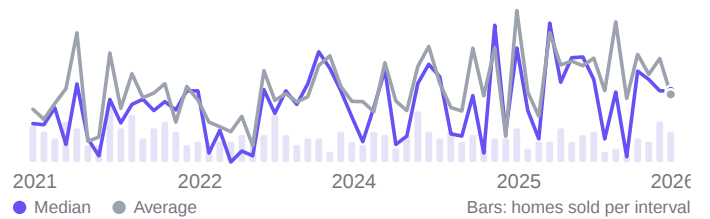
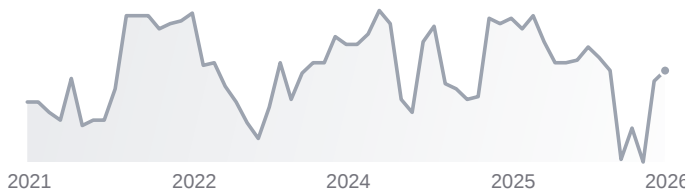
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$160K · Average \$154K

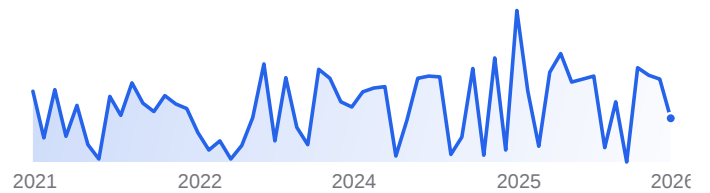
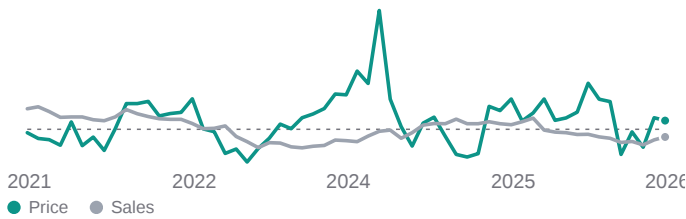


Growth (year over year)

Price +14.7% · Sales -12.8%

Price per square foot

\$85/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

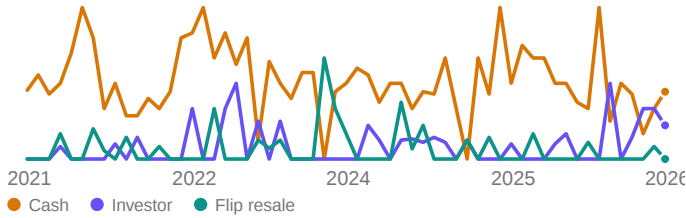
3.5%



BUYERS & OUTCOMES

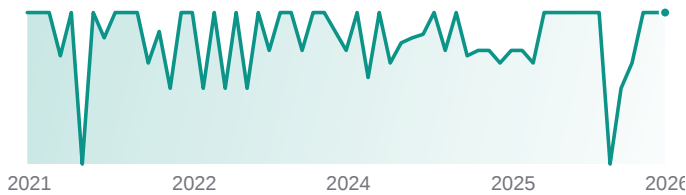
Buyer mix

Cash 44% · Investor 22% · Flip resale 0%



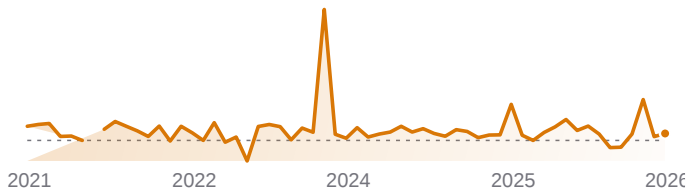
Sellers who sold at a gain

100%



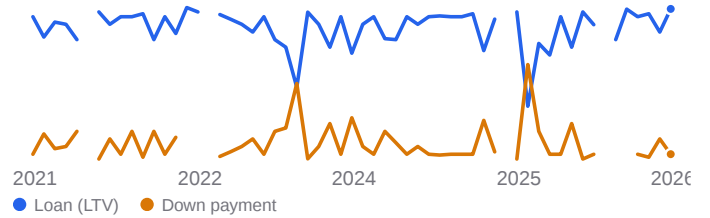
Median annualized return at resale

+5.7%



Financing (share of purchase price)

Loan (LTV) 100% · Down payment 5.0%



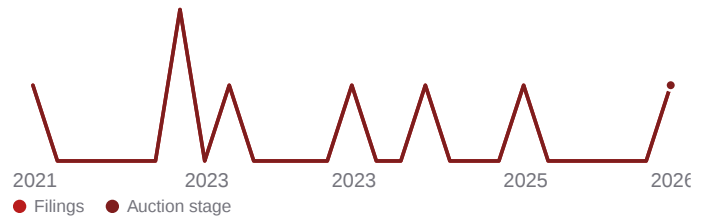
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,315
Median value (AVM)	\$134K
Median size	1,394 ft²
Median bedrooms	3
Median year built	1974
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.5%
Owner occupied	74%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	5,587
Density	96 / mi²
Median household income	\$58K
Average household income	\$69K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	21
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	19.3%
Unemployment	1.5%
Average temp	49°F
Annual precip	39 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.