

Battle Creek 49014

ZIP code · MI · Michigan > Calhoun County > Battle Creek

SELLER'S MARKET

\$206K

MEDIAN SALE PRICE

+27.2%

1-YR CHANGE

294

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

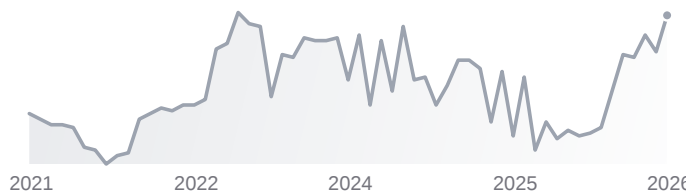
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

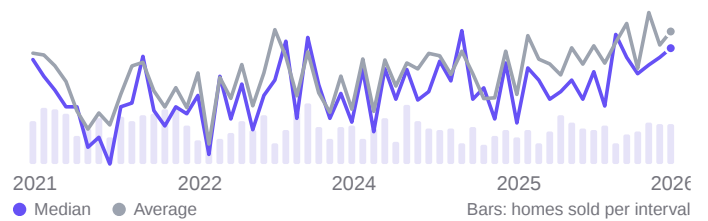
Market temperature (0–100)

73 / 100



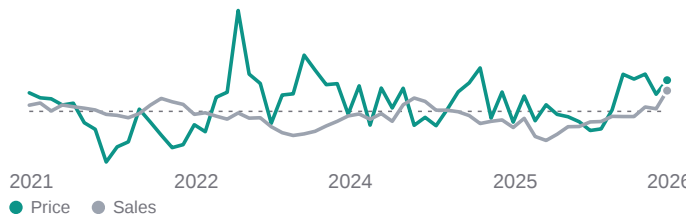
Sale prices

Median \$217K · Average \$239K



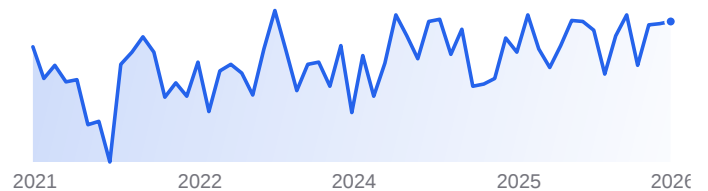
Growth (year over year)

Price +27.2% · Sales +18.1%



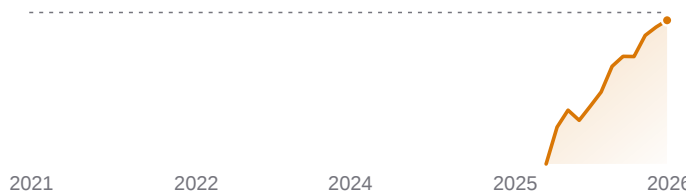
Price per square foot

\$167/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

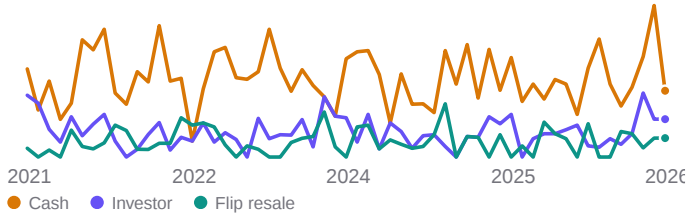
3.8%



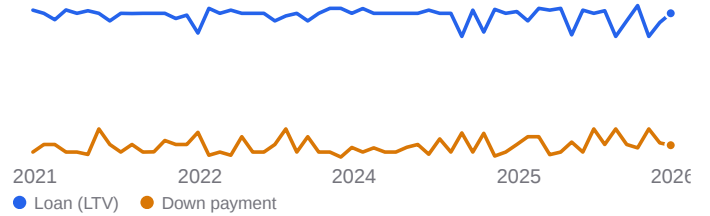
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 15% · Flip resale 7.4%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.5%



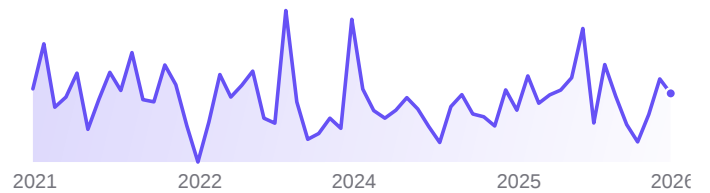
Sellers who sold at a gain

100%



Typical hold before selling

5.7 yrs



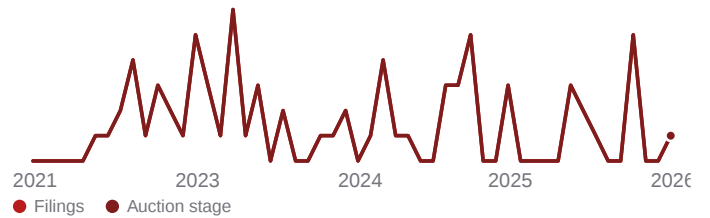
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,649
Median value (AVM)	\$189K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1955
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.8%
Owner occupied	83%
Company owned	15%
Median loan-to-value	40%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	21,729
Density	281 / mi²
Median household income	\$66K
Average household income	\$84K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	24
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	9.9%
Unemployment	1.4%
Average temp	48°F
Annual precip	36 in
Sunshine	51%

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.