

# Battle Creek 49015

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

SELLER'S MARKET

\$222K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

483

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

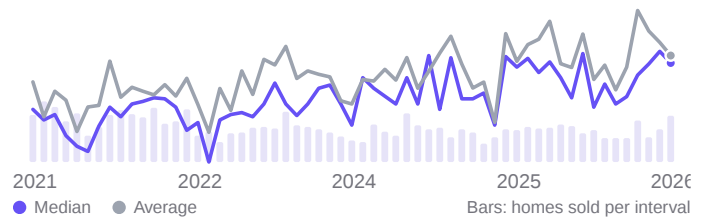
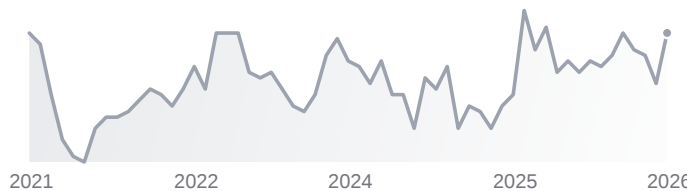
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

67 / 100

Sale prices

Median \$219K · Average \$226K

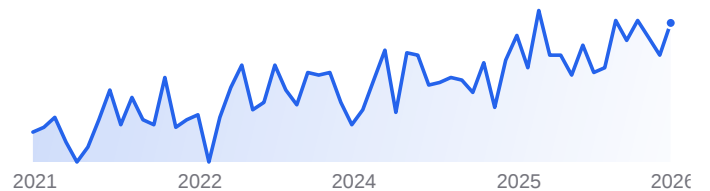
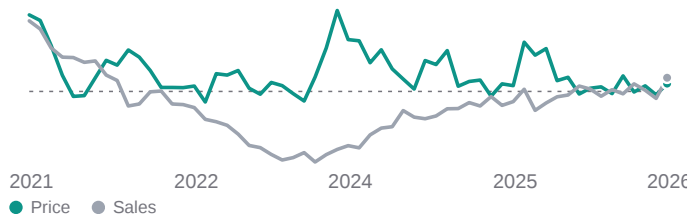


Growth (year over year)

Price +2.9% · Sales +5.0%

Price per square foot

\$174/ft²

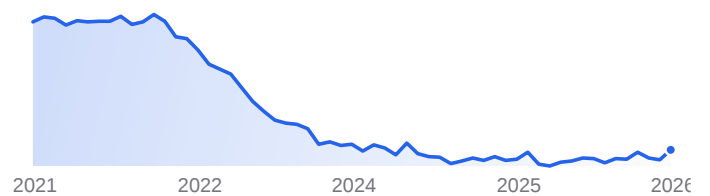
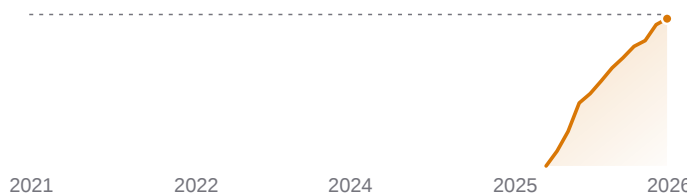


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

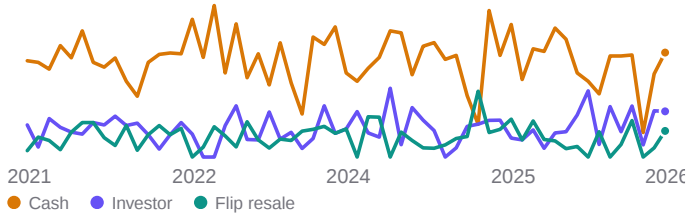
5.0%



## BUYERS & OUTCOMES

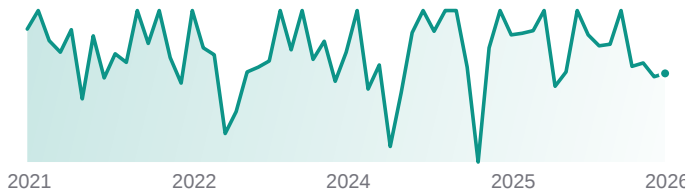
### Buyer mix

Cash 28% · Investor 12% · Flip resale 6.9%



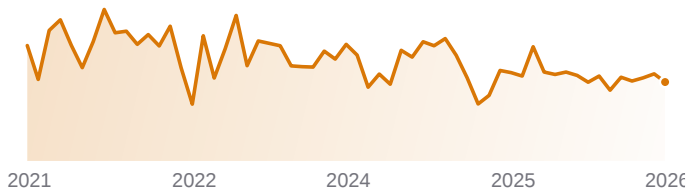
### Sellers who sold at a gain

91%

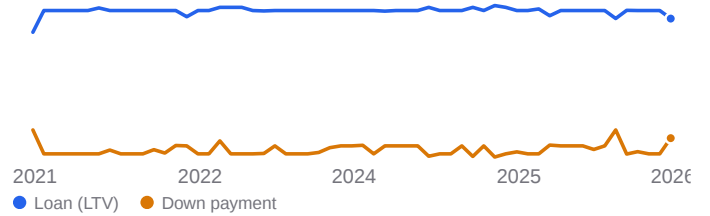


### Median annualized return at resale

+6.2%

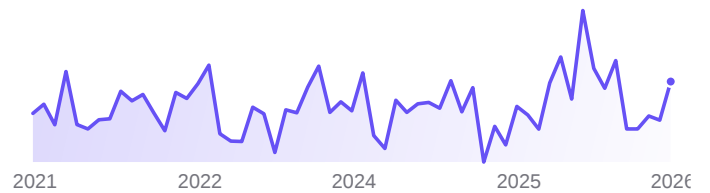


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



### Typical hold before selling

6.5 yrs



### Preforeclosure filings

Filings 4 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,675     |
| Median value (AVM) | \$196K    |
| Median size        | 1,290 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1955      |
| Single family      | 91%       |
| Condos             | 7.0%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 1.6% |
| Owner occupied                | 87%  |
| Company owned                 | 20%  |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**11.8 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>26,781</b>                 |
| Density                          | <b>1,049 / mi<sup>2</sup></b> |
| Median household income          | <b>\$71K</b>                  |
| Average household income         | <b>\$90K</b>                  |
| Crime index (US avg 100)         | <b>76</b>                     |
| Air pollution index (US avg 100) | <b>69</b>                     |
| Earthquake index (US avg 100)    | <b>26</b>                     |
| Homes occupied                   | <b>93%</b>                    |
| Bachelor's or higher             | <b>18%</b>                    |
| Poverty rate                     | <b>12.2%</b>                  |
| Unemployment                     | <b>1.5%</b>                   |
| Average temp                     | <b>48°F</b>                   |
| Annual precip                    | <b>36 in</b>                  |
| Sunshine                         | <b>51%</b>                    |

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.