

Battle Creek 49017

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

SELLER'S MARKET

\$176K

MEDIAN SALE PRICE

+12.2%

1-YR CHANGE

347

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

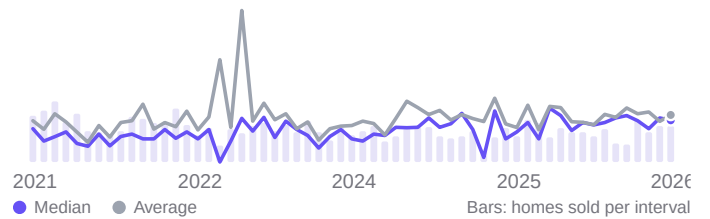
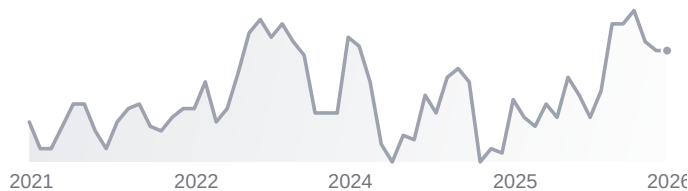
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$180K · Average \$192K

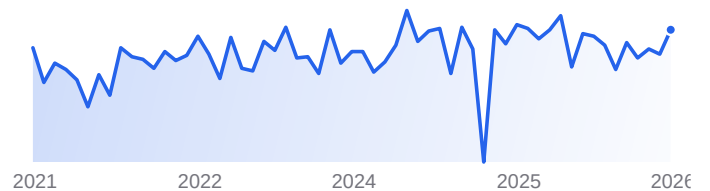
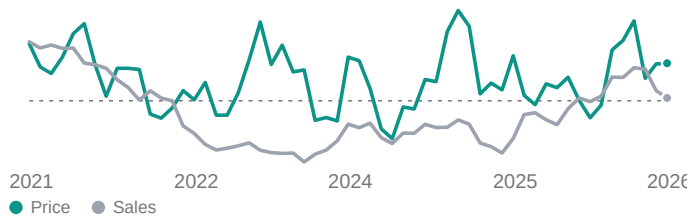


Growth (year over year)

Price +12.2% · Sales +0.9%

Price per square foot

\$136/ft²

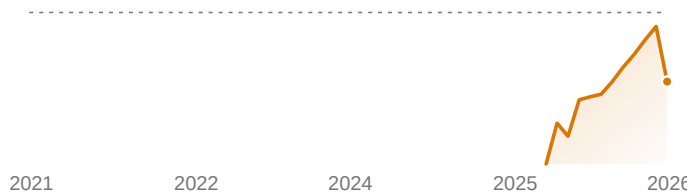


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

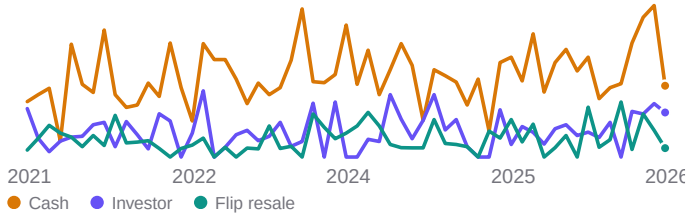
4.2%



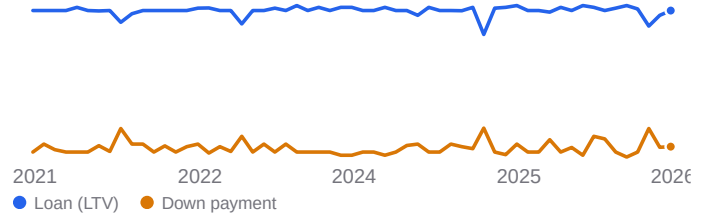
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 14% · Flip resale 2.9%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.4%



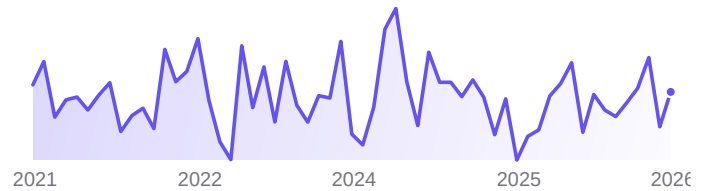
Sellers who sold at a gain

76%



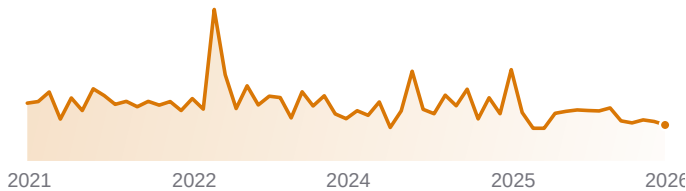
Typical hold before selling

5.6 yrs



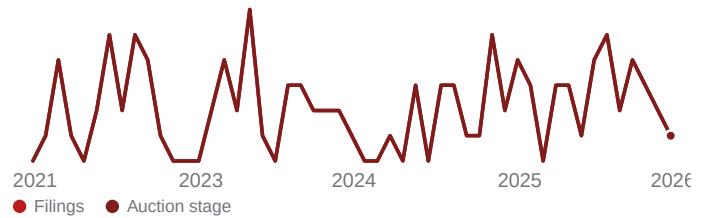
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,216
Median value (AVM)	\$172K
Median size	1,384 ft²
Median bedrooms	3
Median year built	1954
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.4%
Owner occupied	84%
Company owned	17%
Median loan-to-value	44%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	22,163
Density	382 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	21
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	12.8%
Unemployment	1.4%
Average temp	48°F
Annual precip	36 in
Sunshine	50%

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.