

Benton Harbor 49022

ZIP code · MI · Michigan > Berrien County > Benton Harbor

BUYER'S MARKET

\$144K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

369

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



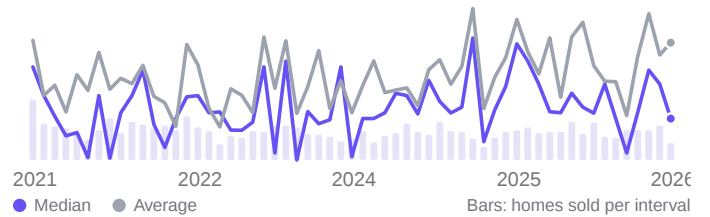
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$120K · Average \$186K

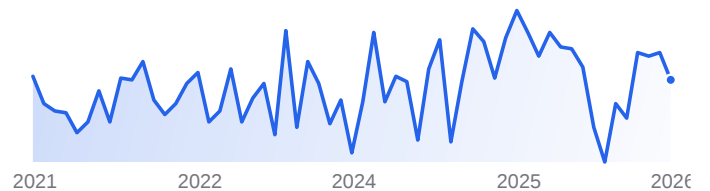
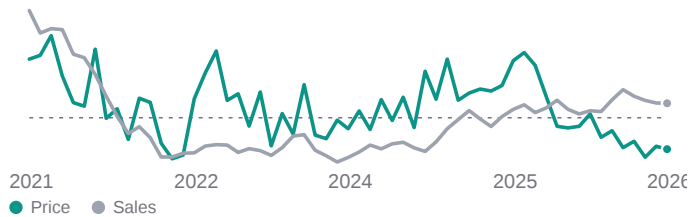


Growth (year over year)

Price -14.4% · Sales +6.6%

Price per square foot

\$116/ft²

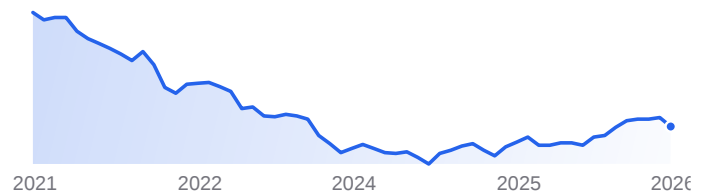
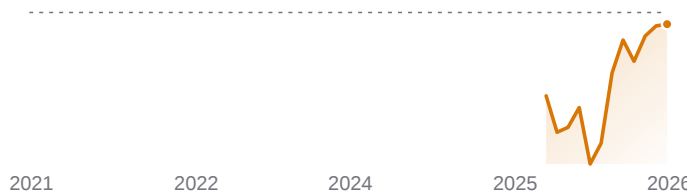


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

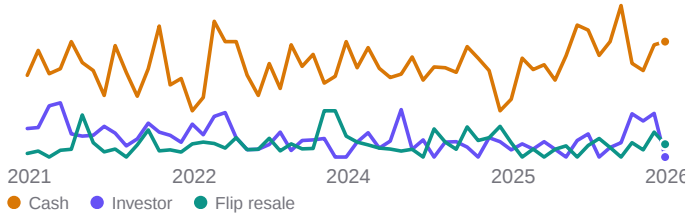
3.3%



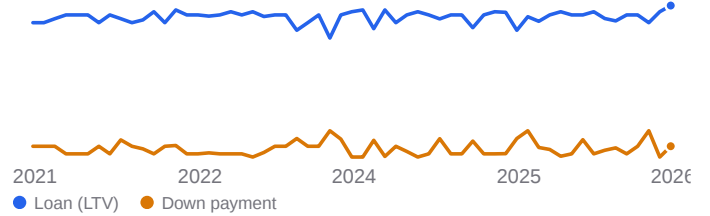
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 5.6%

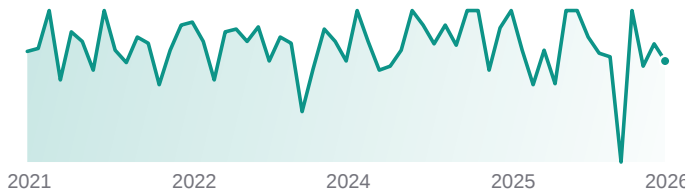


Financing (share of purchase price) Loan (LTV) 101% · Down payment 10%



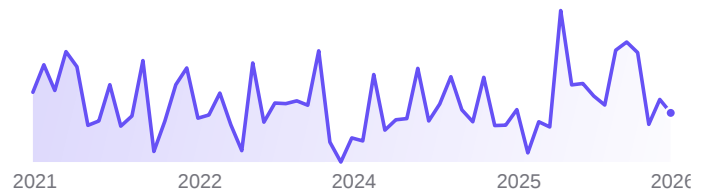
Sellers who sold at a gain

82%



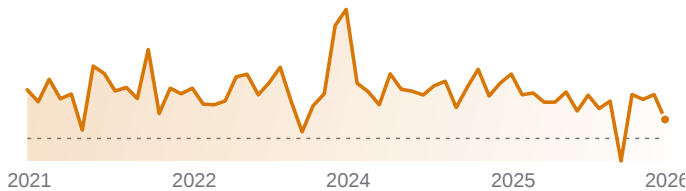
Typical hold before selling

4.6 yrs



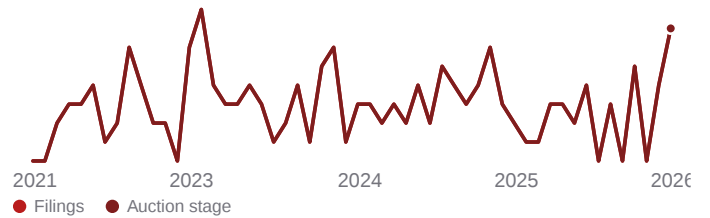
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	11,350
Median value (AVM)	\$134K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1952
Single family	93%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.8%
Owner occupied	65%
Company owned	18%
Median loan-to-value	9%

Typical ownership tenure

17.6 yrs

COMMUNITY

Population	29,737
Density	423 / mi²
Median household income	\$45K
Average household income	\$62K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	23
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	29.7%
Unemployment	1.2%
Average temp	49°F
Annual precip	37 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.