

Portage 49024

ZIP code · MI · Michigan > Kalamazoo County > Portage

BALANCED MARKET

\$314K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

464

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



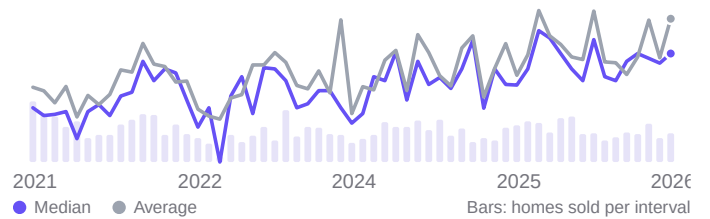
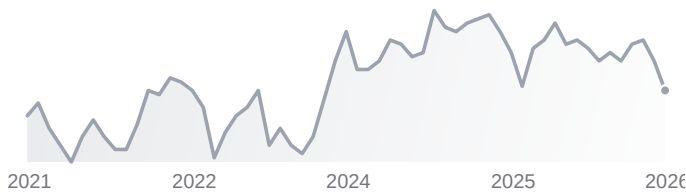
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$320K · Average \$365K

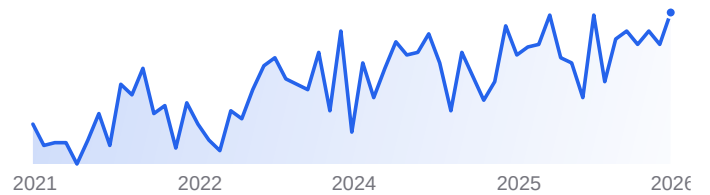
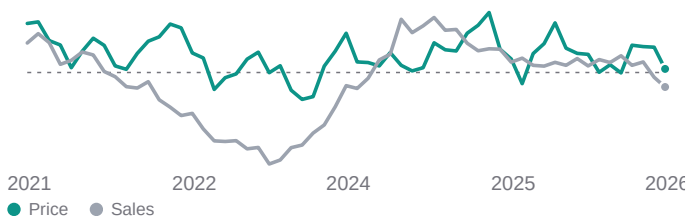


Growth (year over year)

Price +1.3% · Sales -5.5%

Price per square foot

\$207/ft²

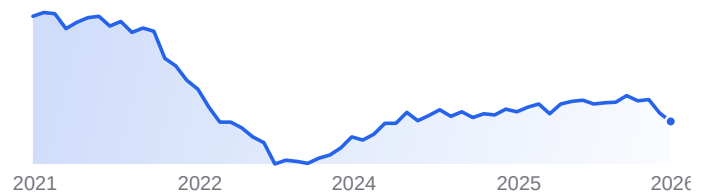
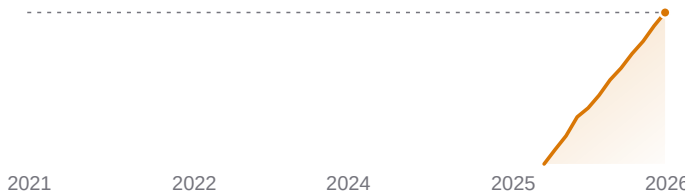


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

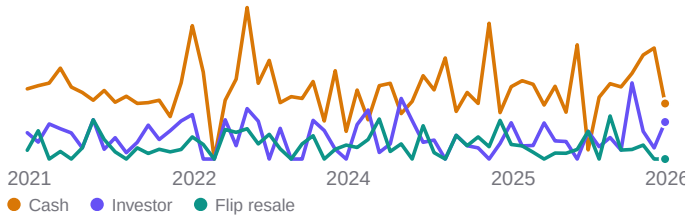
4.7%



BUYERS & OUTCOMES

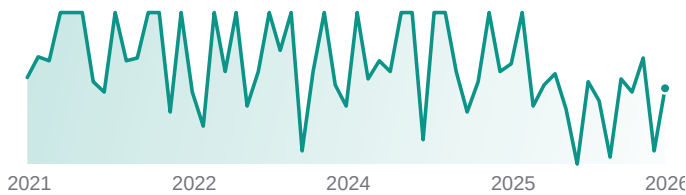
Buyer mix

Cash 17% · Investor 11% · Flip resale 0%



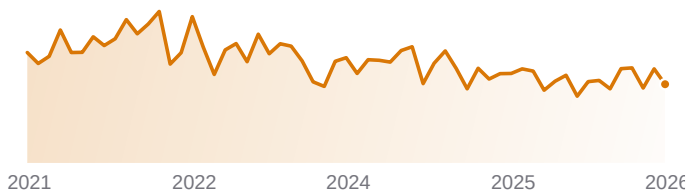
Sellers who sold at a gain

95%

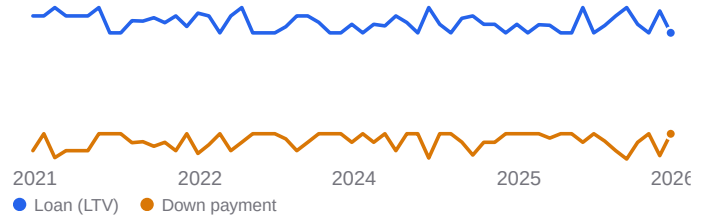


Median annualized return at resale

+5.7%

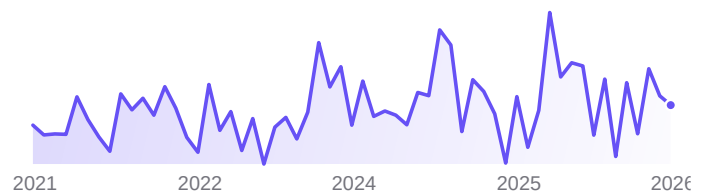


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,814
Median value (AVM)	\$305K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1973
Single family	87%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	92%
Company owned	17%
Median loan-to-value	48%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	30,436
Density	1,755 / mi²
Median household income	\$89K
Average household income	\$105K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	20
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	6.7%
Unemployment	1.4%
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.