

Bloomingdale 49026

ZIP code · MI · Michigan > Van Buren County > Bloomingdale

BUYER'S MARKET

\$292K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

35

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



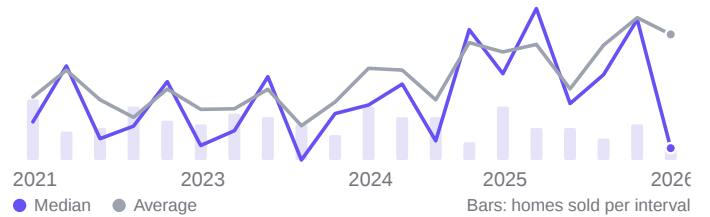
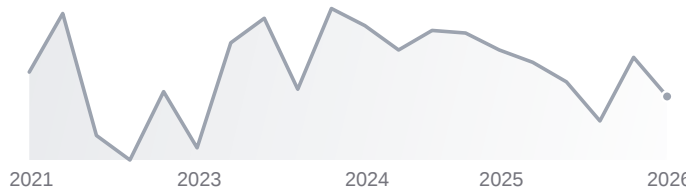
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$80K · Average \$246K

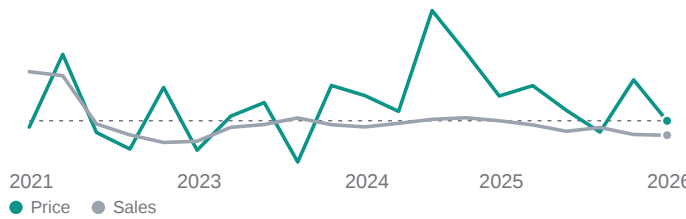


Growth (year over year)

Price -0.2% · Sales -23.9%

Price per square foot

\$104/ft²



Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

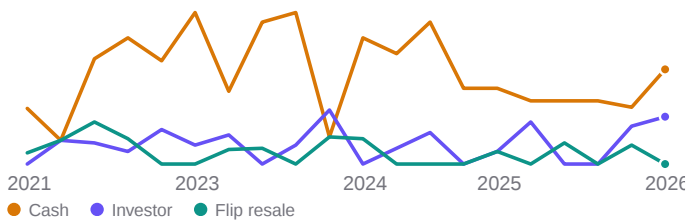
2.9%



BUYERS & OUTCOMES

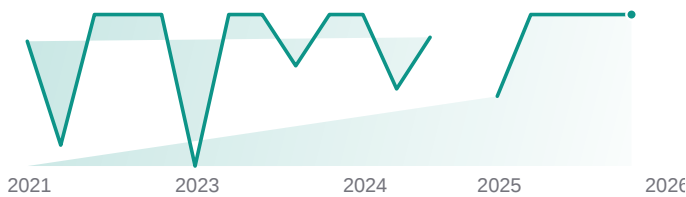
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



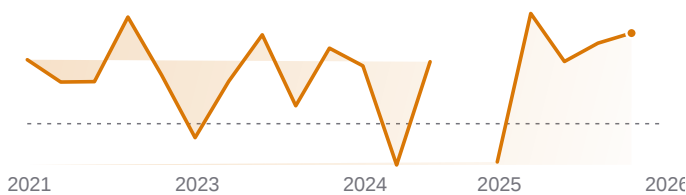
Sellers who sold at a gain

100%

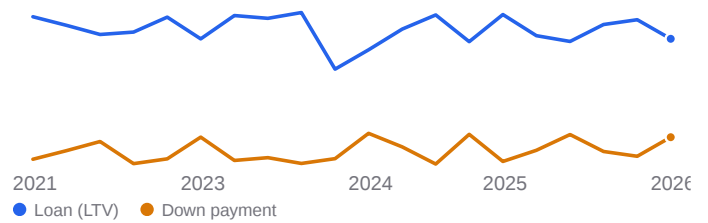


Median annualized return at resale

+12.3%

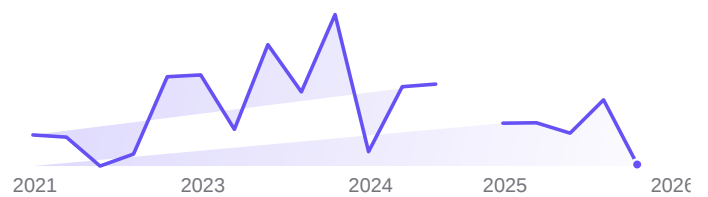


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



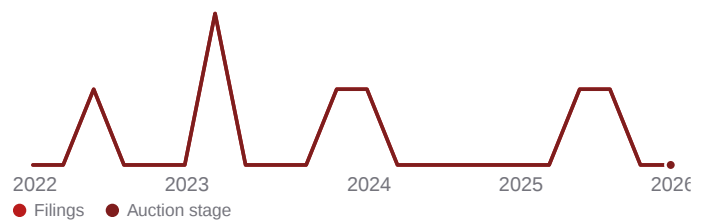
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,222
Median value (AVM)	\$163K
Median size	1,364 ft²
Median bedrooms	3
Median year built	1972
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.3%
Owner occupied	66%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	2,170
Density	71 / mi²
Median household income	\$56K
Average household income	\$70K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	19
Homes occupied	77%
Bachelor's or higher	9%
Poverty rate	19.9%
Unemployment	1.4%
Average temp	48°F
Annual precip	40 in
Sunshine	46%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.