

Centreville 49032

ZIP code · MI · Michigan > St. Joseph County > Centreville

BALANCED MARKET

\$119K

MEDIAN SALE PRICE

-26.2%

1-YR CHANGE

40

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



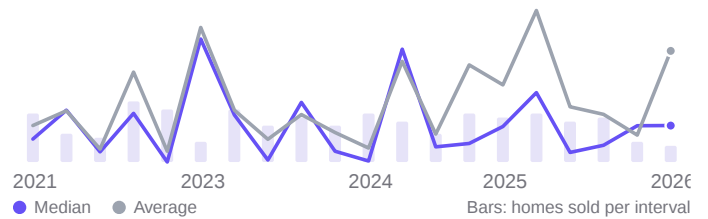
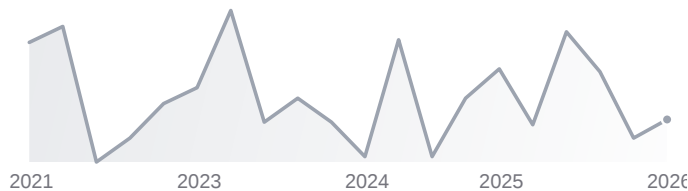
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$154K · Average \$232K

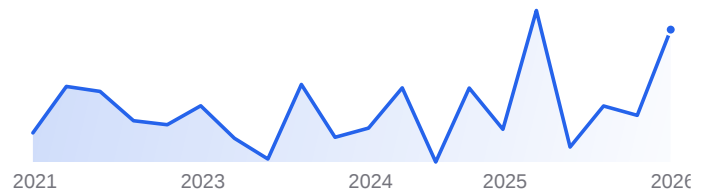
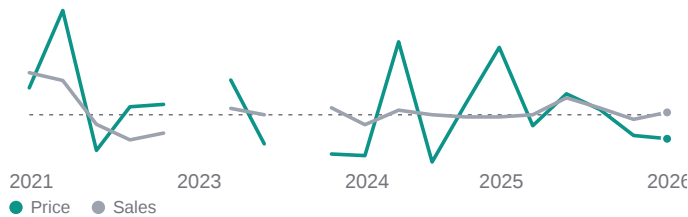


Growth (year over year)

Price -26.2% · Sales +2.6%

Price per square foot

\$151/ft²



Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

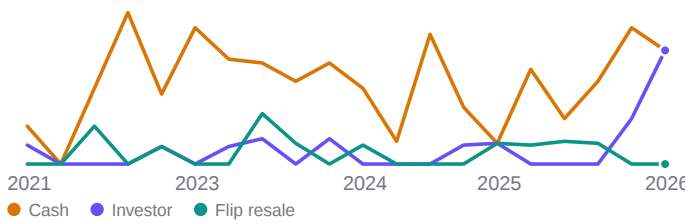
4.2%



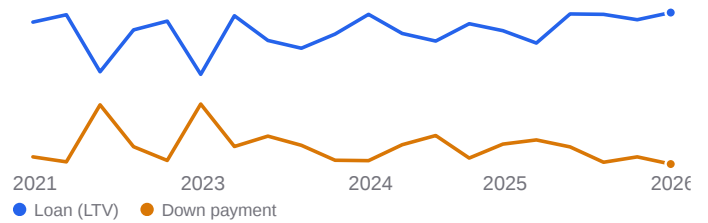
BUYERS & OUTCOMES

Buyer mix

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

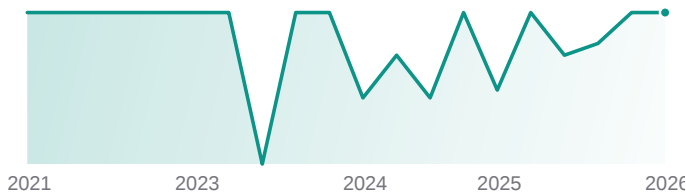


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



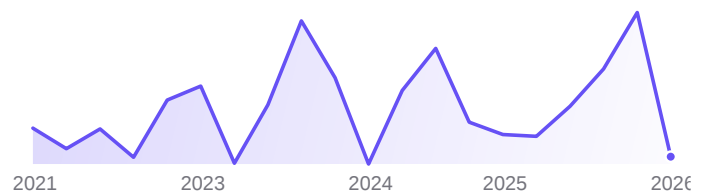
Sellers who sold at a gain

100%



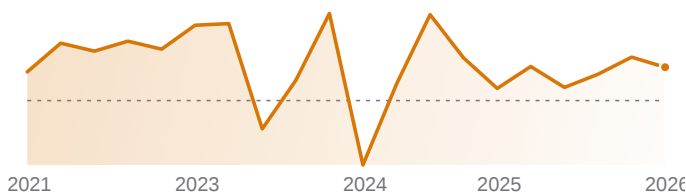
Typical hold before selling

2.2 yrs



Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	943
Median value (AVM)	\$177K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1985
Single family	97%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.2%
Owner occupied	88%
Company owned	12%
Median loan-to-value	34%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	3,131
Density	83 / mi²
Median household income	\$64K
Average household income	\$85K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	28
Homes occupied	82%
Bachelor's or higher	11%
Poverty rate	13.3%
Unemployment	1.5%
Average temp	49°F
Annual precip	37 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.