

Climax 49034

ZIP code · MI · Michigan > Kalamazoo County > Climax

BUYER'S MARKET

\$344K

MEDIAN SALE PRICE

+47.4%

1-YR CHANGE

22

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



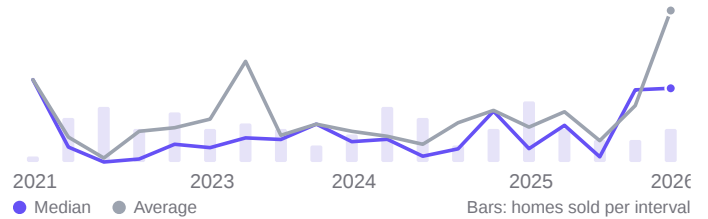
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$374K · Average \$607K

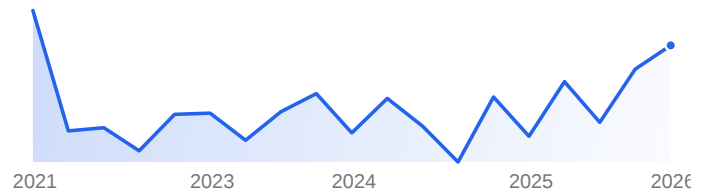
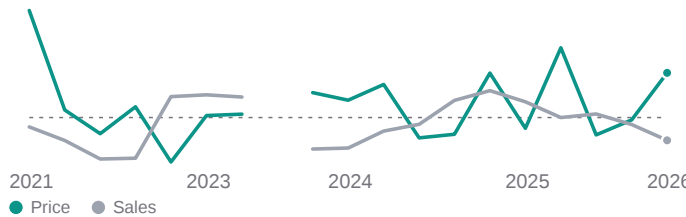


Growth (year over year)

Price +47.4% · Sales -24.1%

Price per square foot

\$222/ft²

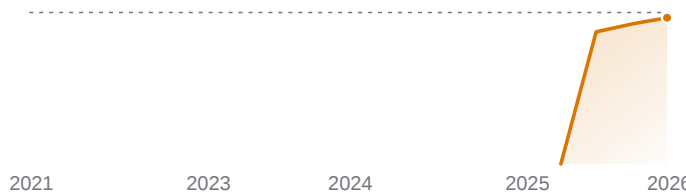


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

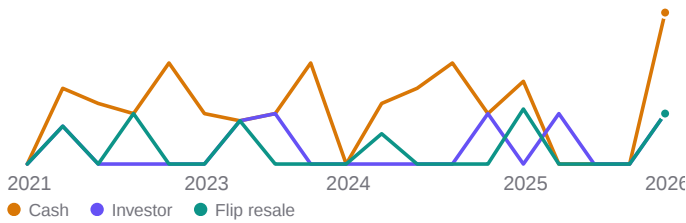
2.4%



BUYERS & OUTCOMES

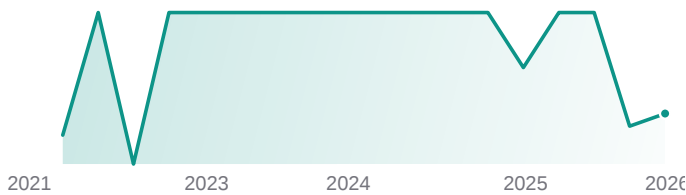
Buyer mix

Cash 50% · Investor 17% · Flip resale 17%



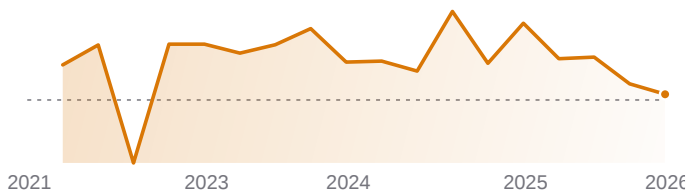
Sellers who sold at a gain

67%

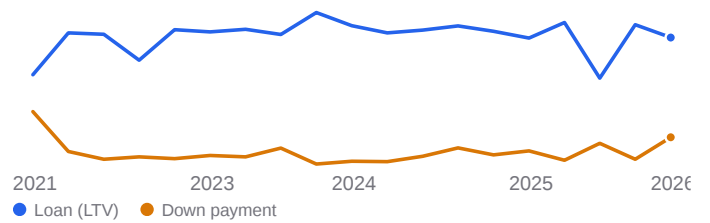


Median annualized return at resale

+0.9%

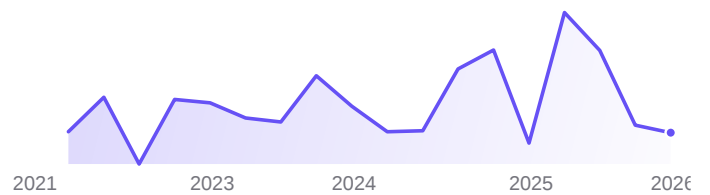


Financing (share of purchase price) Loan (LTV) 88% · Down payment 20%



Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	902
Median value (AVM)	\$240K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1972
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.1%
Owner occupied	91%
Company owned	17%
Median loan-to-value	42%
Typical ownership tenure	23.9 yrs

COMMUNITY

Population	3,061
Density	76 / mi²
Median household income	\$74K
Average household income	\$95K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	25
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	8.3%
Unemployment	1.2%
Average temp	49°F
Annual precip	37 in
Sunshine	47%

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