

Coldwater 49036

ZIP code · MI · Michigan > Branch County > Coldwater

BALANCED MARKET

\$247K

MEDIAN SALE PRICE

+19.9%

1-YR CHANGE

349

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

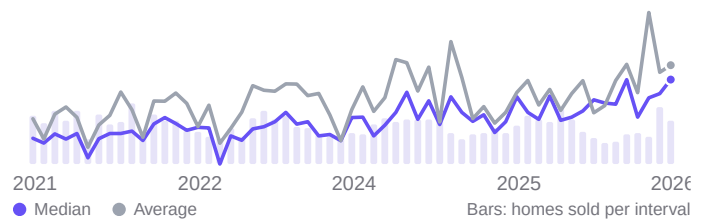
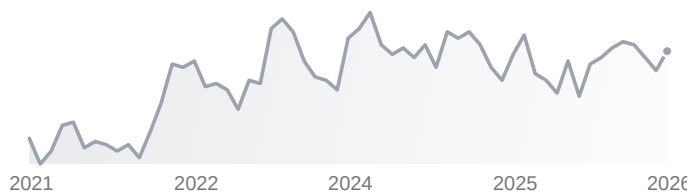
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$270K · Average \$301K

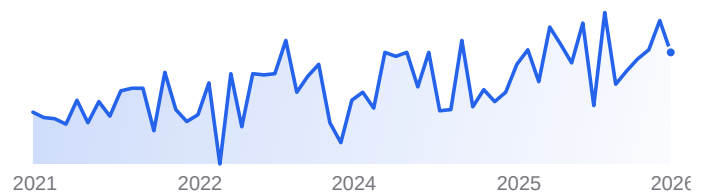
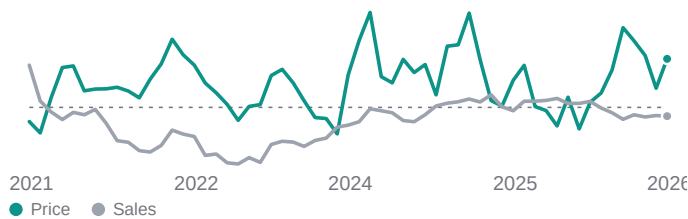


Growth (year over year)

Price +19.9% · Sales -3.6%

Price per square foot

\$147/ft²

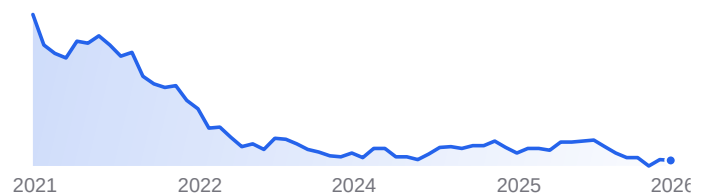
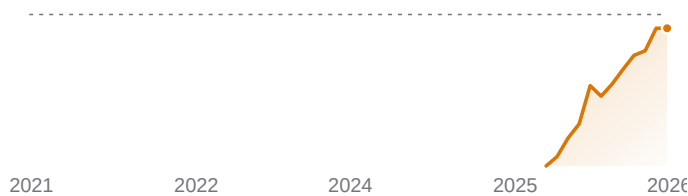


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

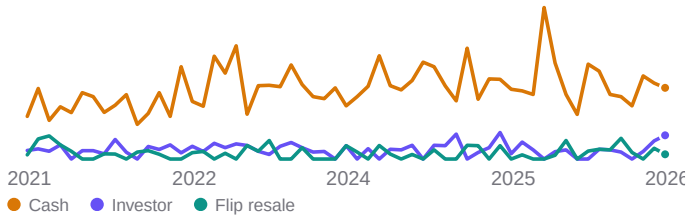
3.3%



BUYERS & OUTCOMES

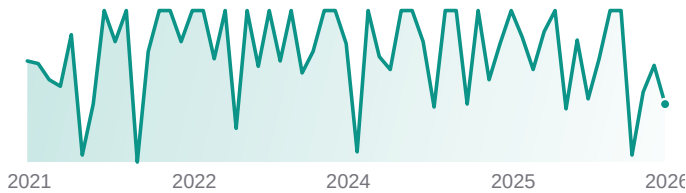
Buyer mix

Cash 43% · Investor 14% · Flip resale 2.9%



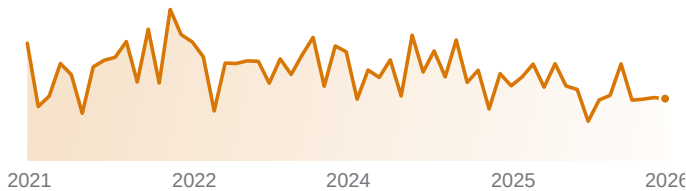
Sellers who sold at a gain

82%

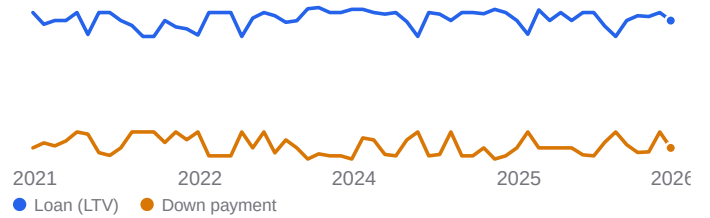


Median annualized return at resale

+5.4%

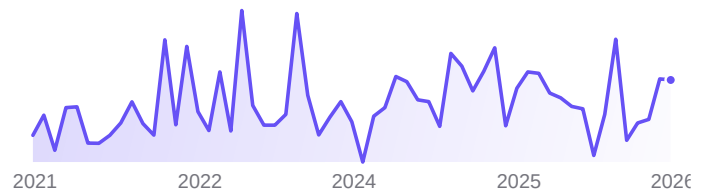


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



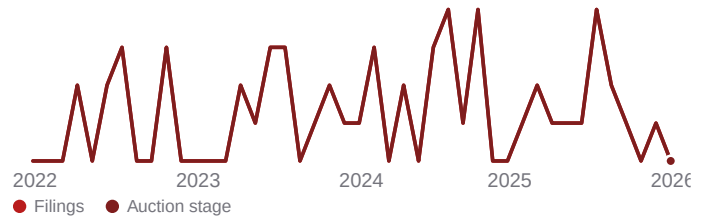
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,551
Median value (AVM)	\$195K
Median size	1,447 ft²
Median bedrooms	3
Median year built	1965
Single family	95%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.1%
Owner occupied	57%
Company owned	18%
Median loan-to-value	29%

Typical ownership tenure

20.0 yrs

COMMUNITY

Population	25,231
Density	154 / mi²
Median household income	\$60K
Average household income	\$76K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	69
Earthquake index (US avg 100)	30
Homes occupied	82%
Bachelor's or higher	13%
Poverty rate	18.3%
Unemployment	1.0%
Average temp	49°F
Annual precip	36 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.