

Battle Creek 49037

ZIP code · MI · Michigan > Calhoun County > Battle Creek

BALANCED MARKET

\$145K

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

297

SALES (12 MO)

\$116K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

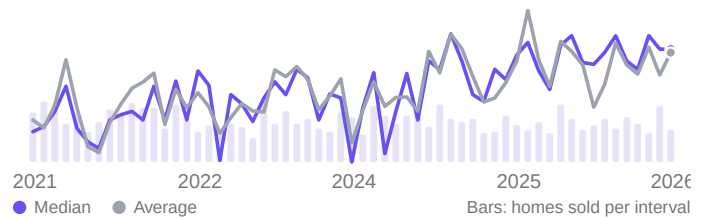
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$142K · Average \$140K

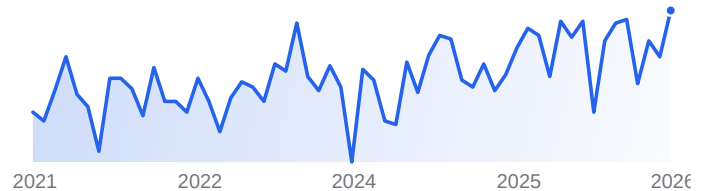
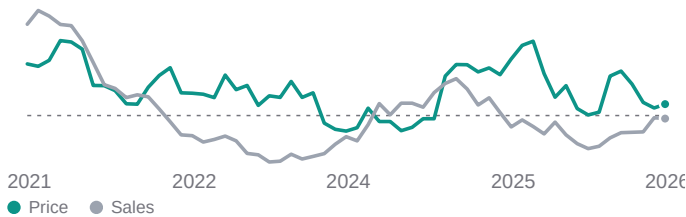


Growth (year over year)

Price +5.0% · Sales -1.3%

Price per square foot

\$149/ft²

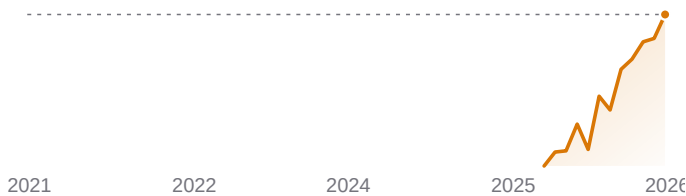


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

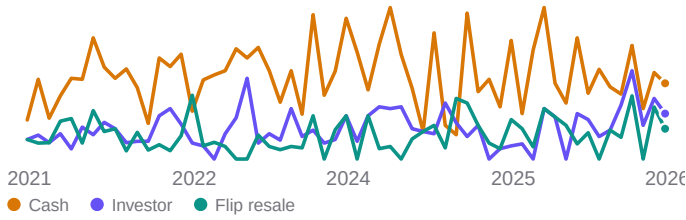
4.1%



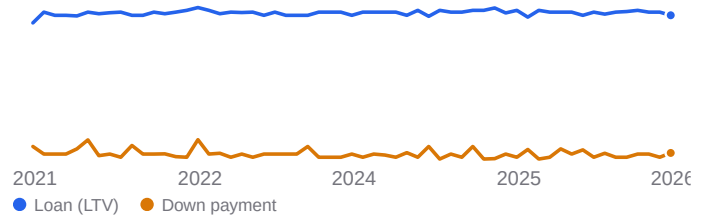
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 15% · Flip resale 10%

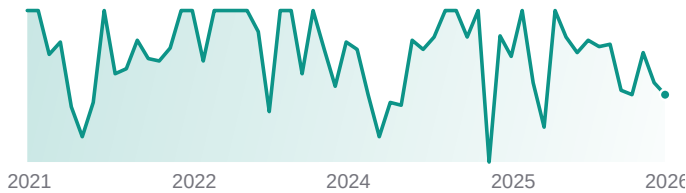


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.8%



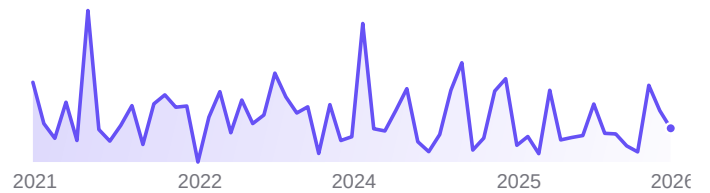
Sellers who sold at a gain

83%



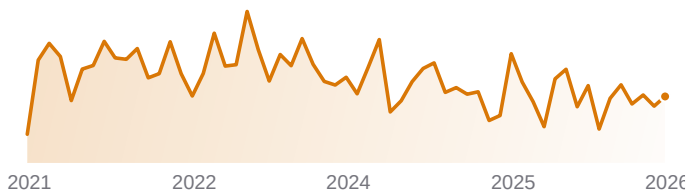
Typical hold before selling

4.0 yrs



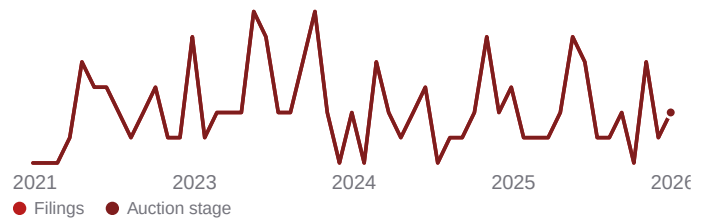
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,198
Median value (AVM)	\$116K
Median size	1,040 ft²
Median bedrooms	3
Median year built	1950
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.5%
Owner occupied	78%
Company owned	14%
Median loan-to-value	32%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	21,235
Density	851 / mi²
Median household income	\$44K
Average household income	\$58K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	69
Earthquake index (US avg 100)	27
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	19.6%
Unemployment	1.4%
Average temp	48°F
Annual precip	36 in
Sunshine	51%

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.