

Colon 49040

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

BALANCED MARKET

\$198K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

57

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

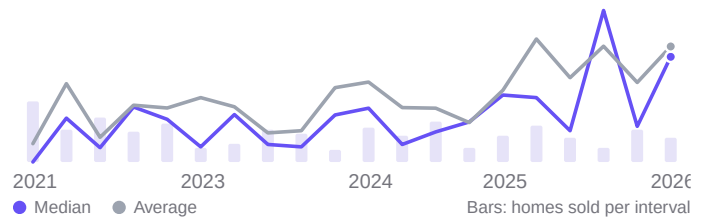
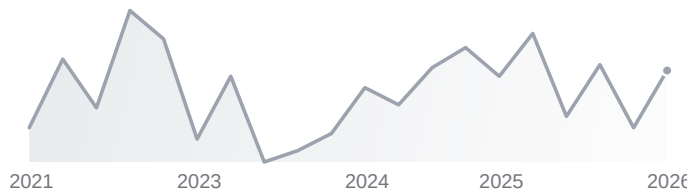
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$252K · Average \$267K

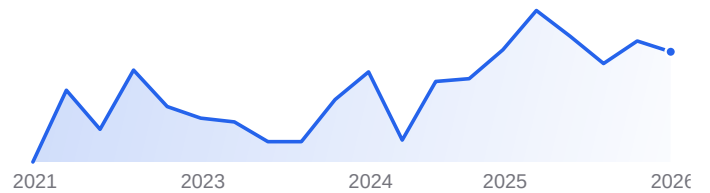
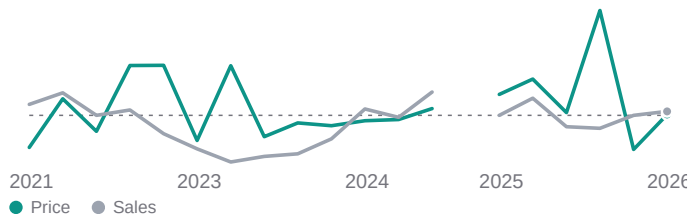


Growth (year over year)

Price +0.8% · Sales +3.6%

Price per square foot

\$163/ft²

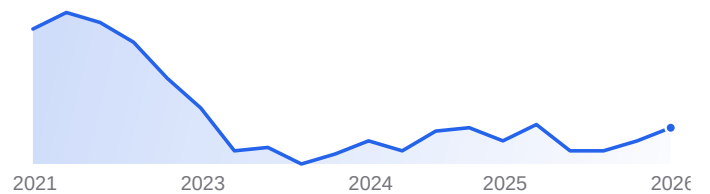


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

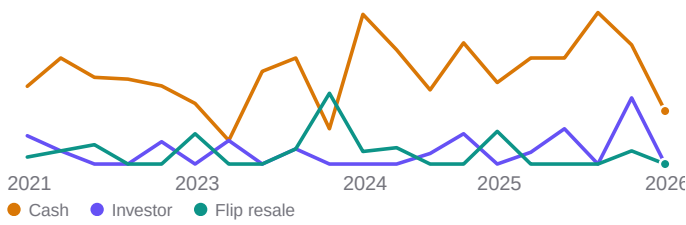
3.0%



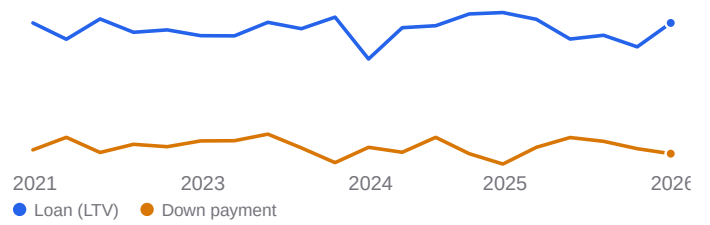
BUYERS & OUTCOMES

Buyer mix

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

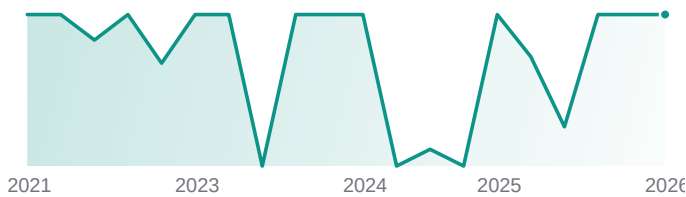


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



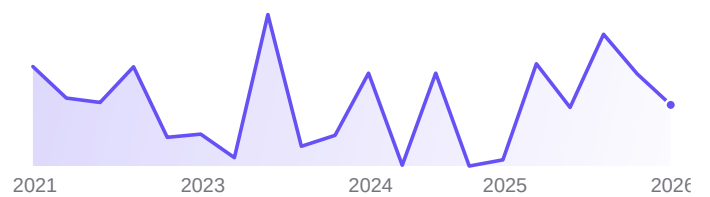
Sellers who sold at a gain

100%



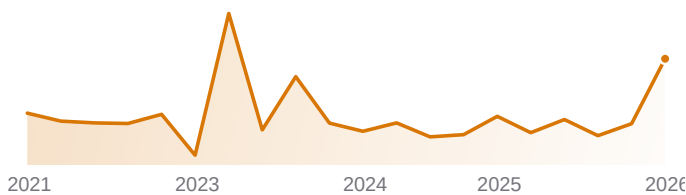
Typical hold before selling

5.8 yrs



Median annualized return at resale

+18.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,905
Median value (AVM)	\$178K
Median size	1,284 ft²
Median bedrooms	2
Median year built	1979
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.4%
Owner occupied	60%
Company owned	17%
Median loan-to-value	18%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	3,210
Density	86 / mi²
Median household income	\$58K
Average household income	\$72K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	30
Homes occupied	72%
Bachelor's or higher	9%
Poverty rate	11.7%
Unemployment	1.4%
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.