

Constantine 49042

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

BUYER'S MARKET

\$216K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

48

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



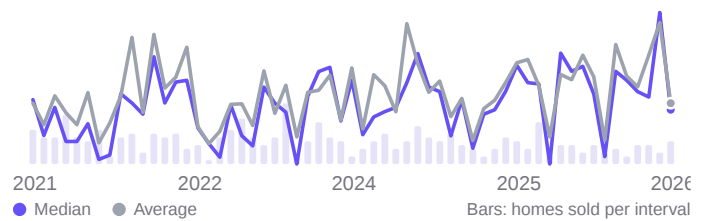
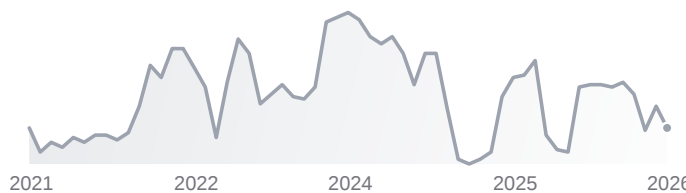
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$135K · Average \$149K

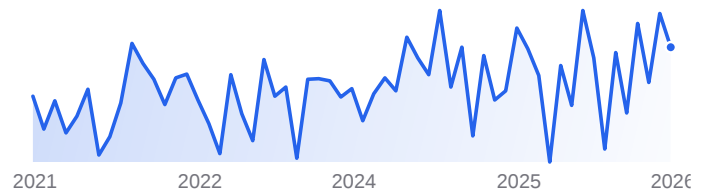
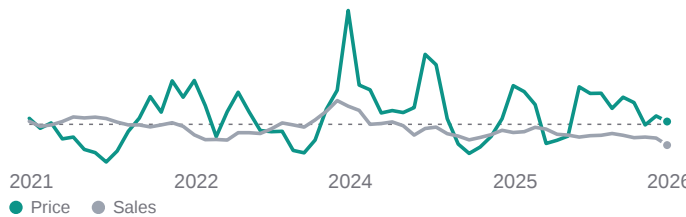


Growth (year over year)

Price +4.5% · Sales -35.1%

Price per square foot

\$155/ft²

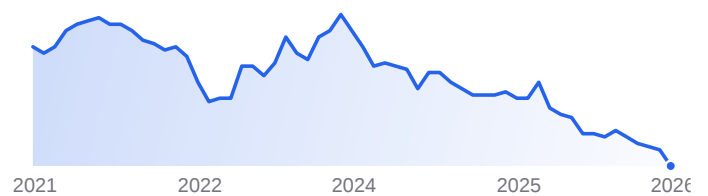
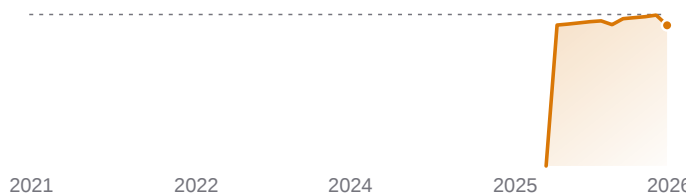


Sale premium vs estimated value

-6.8%

Annual turnover (share of homes sold)

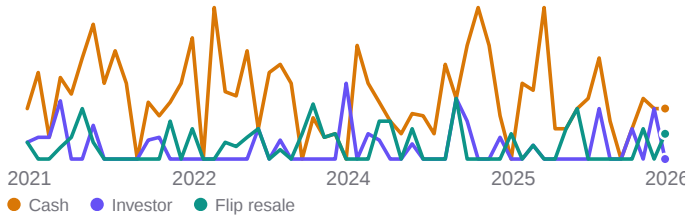
2.9%



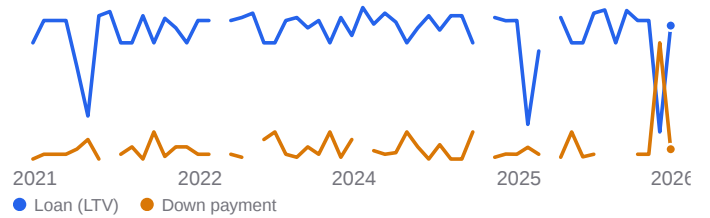
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 17%

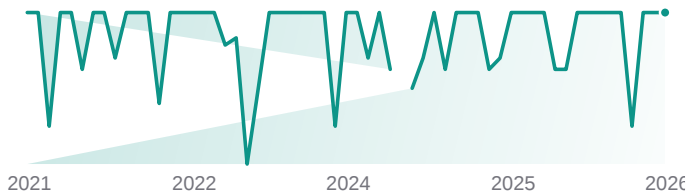


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



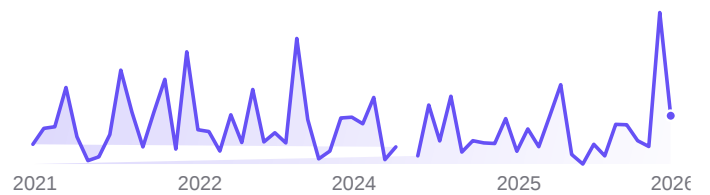
Sellers who sold at a gain

100%



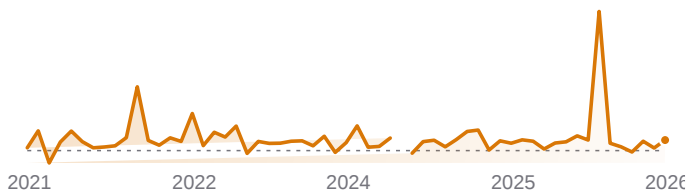
Typical hold before selling

5.9 yrs



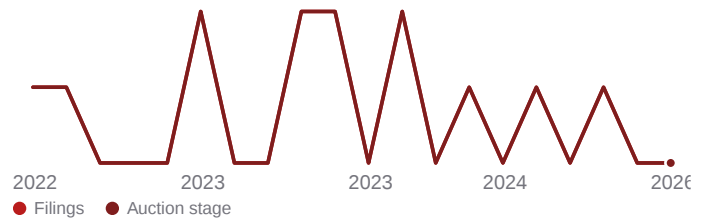
Median annualized return at resale

+9.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,680
Median value (AVM)	\$173K
Median size	1,449 ft²
Median bedrooms	3
Median year built	1960
Single family	97%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	86%
Company owned	8.8%
Median loan-to-value	33%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	5,185
Density	85 / mi²
Median household income	\$69K
Average household income	\$87K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	26
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	12.6%
Unemployment	1.6%
Average temp	49°F
Annual precip	37 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.