

Dowagiac 49047

ZIP code · MI · Michigan > Cass County > Dowagiac

SELLER'S MARKET

\$216K

MEDIAN SALE PRICE

+11.9%

1-YR CHANGE

239

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



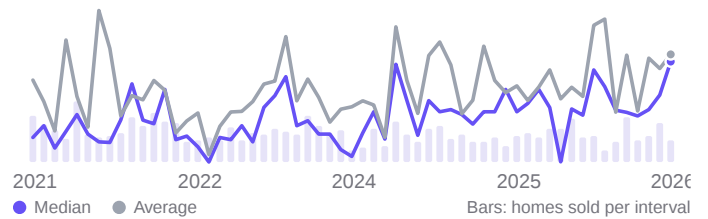
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$265K · Average \$278K

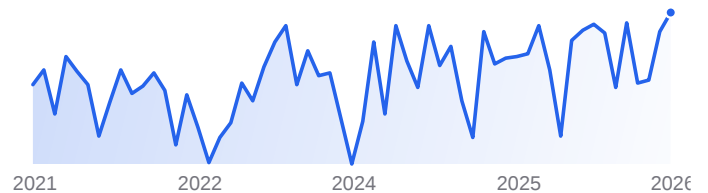
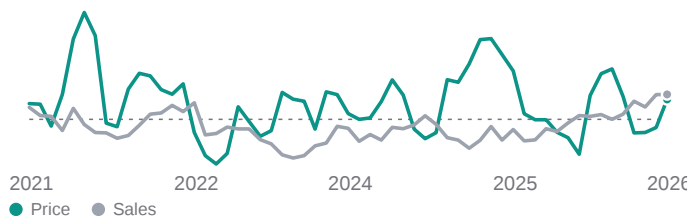


Growth (year over year)

Price +11.9% · Sales +14.9%

Price per square foot

\$169/ft²

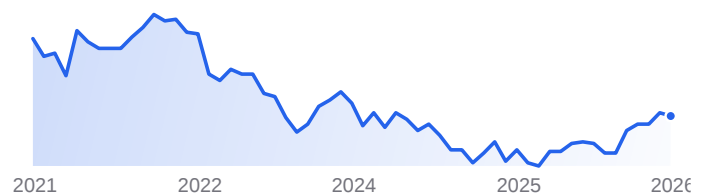


Sale premium vs estimated value

-10.6%

Annual turnover (share of homes sold)

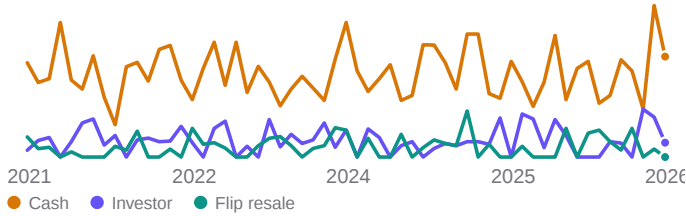
3.2%



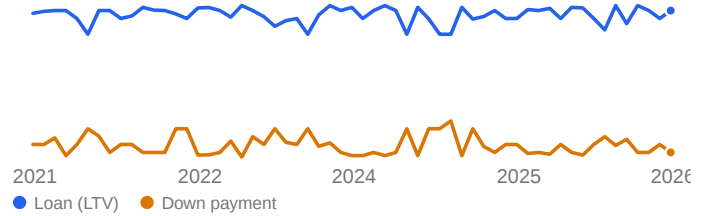
BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 6.7% · Flip resale 0%

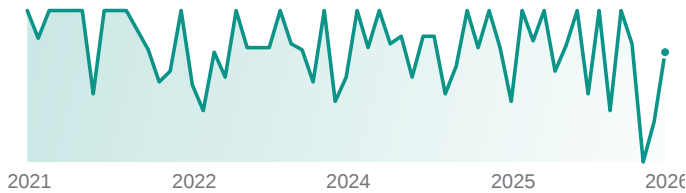


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



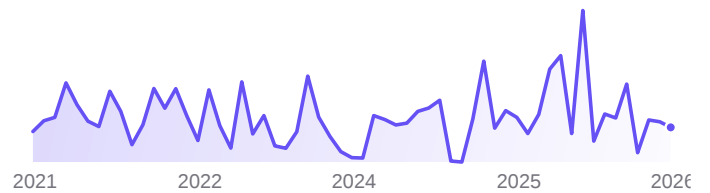
Sellers who sold at a gain

88%



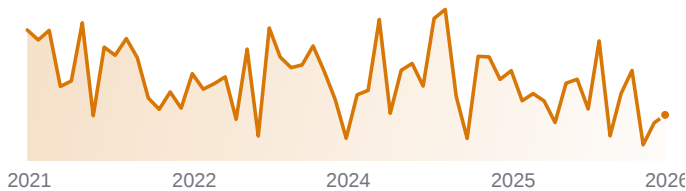
Typical hold before selling

4.5 yrs



Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,379
Median value (AVM)	\$202K
Median size	1,340 ft²
Median bedrooms	3
Median year built	1948
Single family	95%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.6%
Owner occupied	78%
Company owned	21%
Median loan-to-value	18%

Typical ownership tenure

20.2 yrs

COMMUNITY

Population	14,074
Density	113 / mi ²
Median household income	\$57K
Average household income	\$84K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	20
Homes occupied	77%
Bachelor's or higher	12%
Poverty rate	20.6%
Unemployment	1.3%
Average temp	49°F
Annual precip	39 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.