

Kalamazoo 49048

ZIP code · MI · Michigan > Kalamazoo County > Kalamazoo

SELLER'S MARKET

\$201K

MEDIAN SALE PRICE

+13.7%

1-YR CHANGE

351

SALES (12 MO)

\$179K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

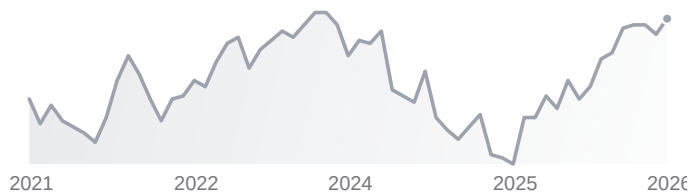
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

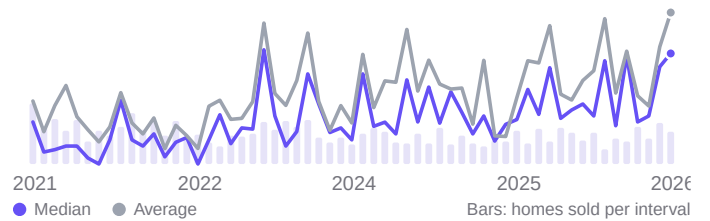
Market temperature (0–100)

78 / 100



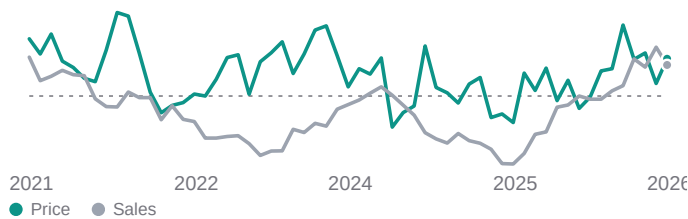
Sale prices

Median \$222K · Average \$256K



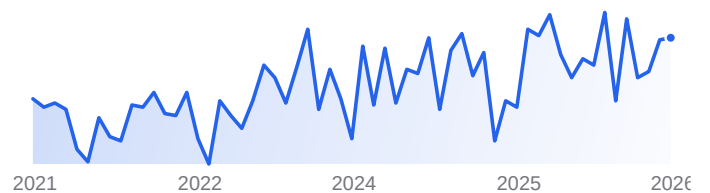
Growth (year over year)

Price +13.7% · Sales +11.4%



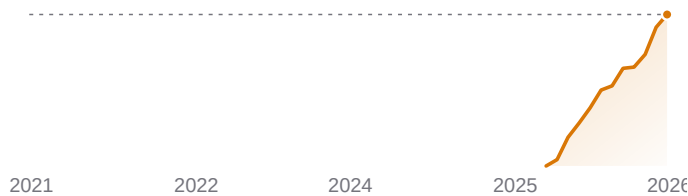
Price per square foot

\$172/ft²



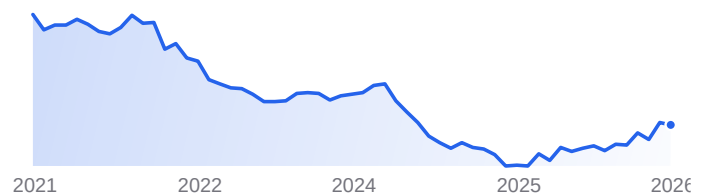
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

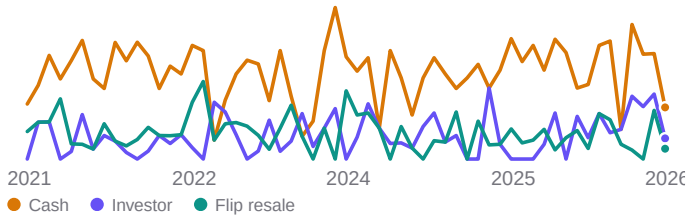
4.6%



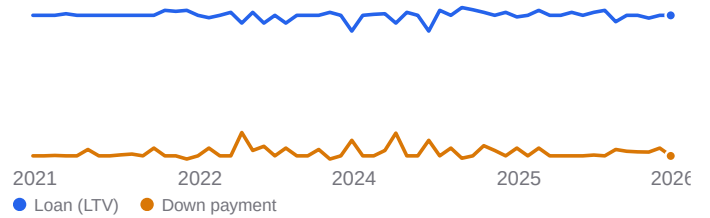
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 6.1% · Flip resale 3.0%

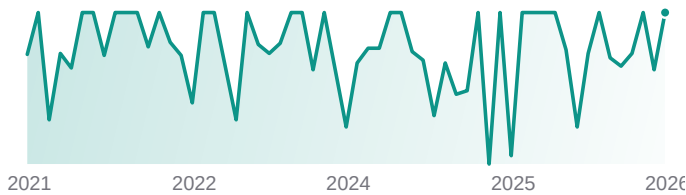


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



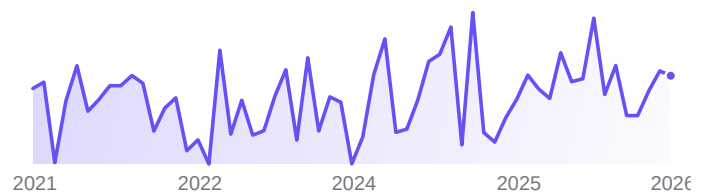
Sellers who sold at a gain

100%



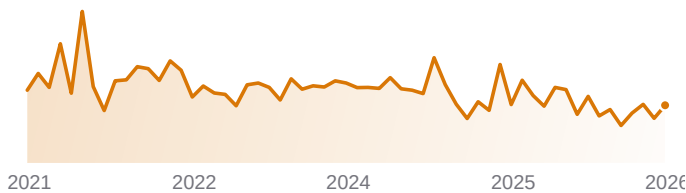
Typical hold before selling

6.2 yrs



Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,691
Median value (AVM)	\$179K
Median size	1,245 ft²
Median bedrooms	3
Median year built	1955
Single family	94%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	14%
Median loan-to-value	42%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	25,980
Density	665 / mi²
Median household income	\$64K
Average household income	\$76K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	24
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	9.2%
Unemployment	1.3%
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.