

# Leonidas 49066

ZIP code · MI · Michigan > St. Joseph County

STRONG SELLER'S MARKET

\$115K

MEDIAN SALE PRICE

+169.0%

1-YR CHANGE

13

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

Balanced

Seller's market

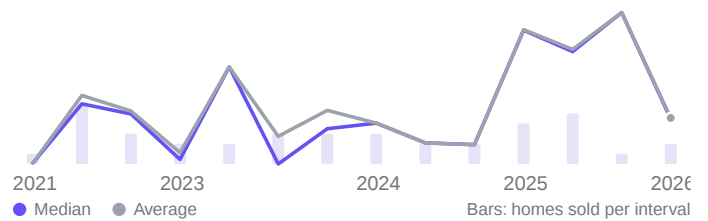
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

83 / 100

Sale prices

Median \$115K · Average \$118K

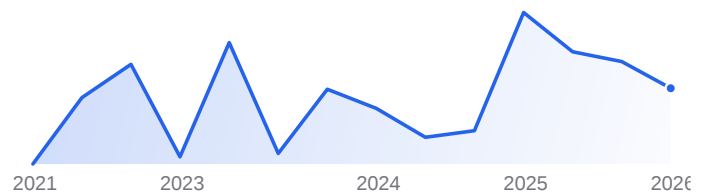
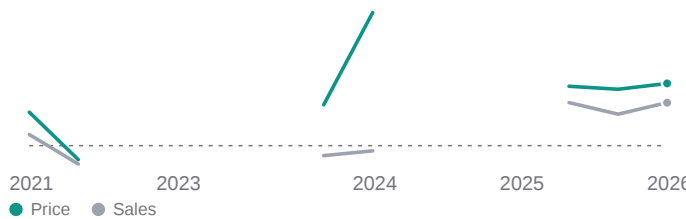


Growth (year over year)

Price +169.0% · Sales +116.7%

Price per square foot

\$90/ft²



Sale premium vs estimated value

-40.0%

Annual turnover (share of homes sold)

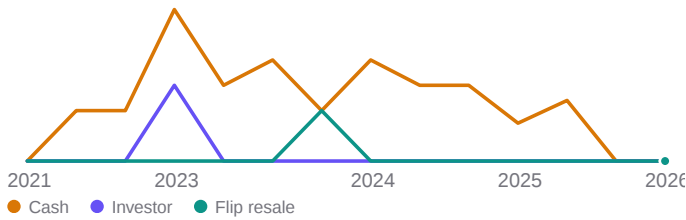
5.2%



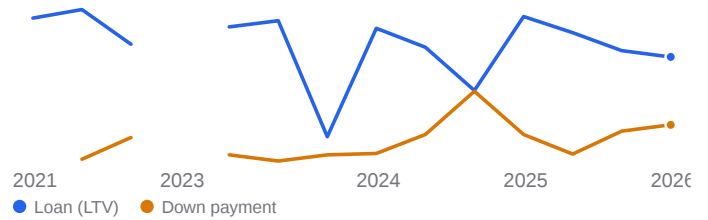
## BUYERS & OUTCOMES

### Buyer mix

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

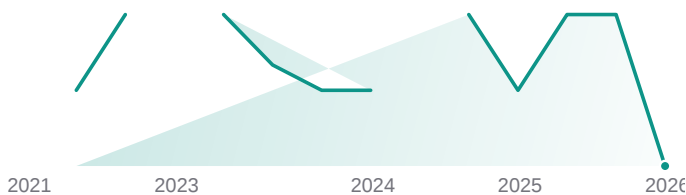


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



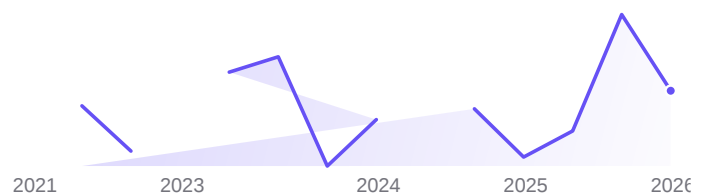
### Sellers who sold at a gain

0%



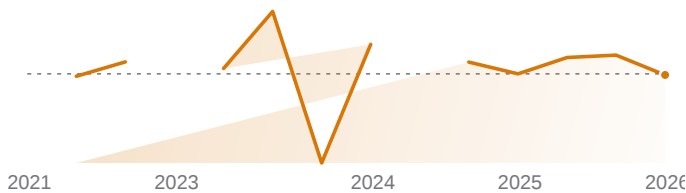
### Typical hold before selling

5.7 yrs



### Median annualized return at resale

-0.7%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 248       |
| Median value (AVM) | \$172K    |
| Median size        | 1,520 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1950      |
| Single family      | 95%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 70%      |
| Underwater (LTV 125% or more) | 2.5%     |
| Owner occupied                | 81%      |
| Company owned                 | 10%      |
| Median loan-to-value          | 14%      |
| Typical ownership tenure      | 20.8 yrs |

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 809                  |
| Density                          | 36 / mi <sup>2</sup> |
| Median household income          | \$61K                |
| Average household income         | \$70K                |
| Crime index (US avg 100)         | 95                   |
| Air pollution index (US avg 100) | 78                   |
| Earthquake index (US avg 100)    | 24                   |
| Homes occupied                   | 88%                  |
| Bachelor's or higher             | 7%                   |
| Poverty rate                     | 10.6%                |
| Unemployment                     | 1.6%                 |
| Average temp                     | 49°F                 |
| Annual precip                    | 37 in                |
| Sunshine                         | 46%                  |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.