

Mendon 49072

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

BALANCED MARKET

\$198K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

48

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



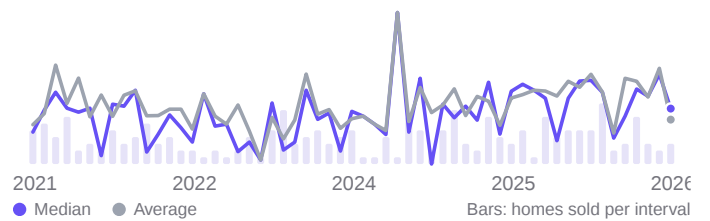
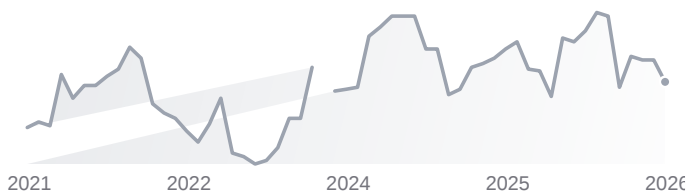
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$159K · Average \$131K

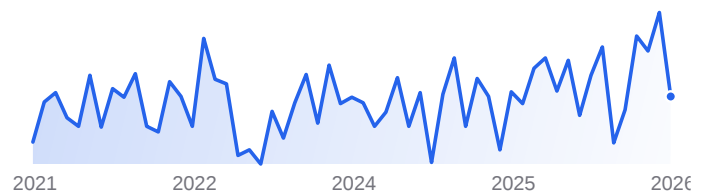
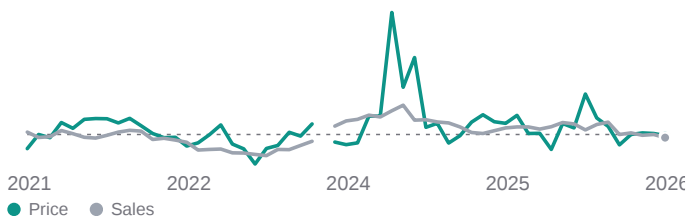


Growth (year over year)

Price -2.6% · Sales -7.7%

Price per square foot

\$112/ft²

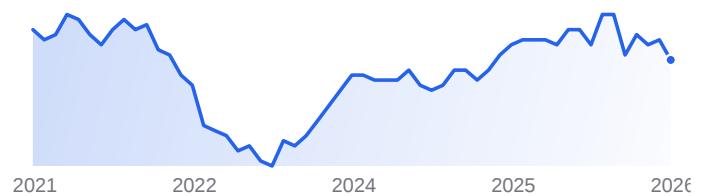
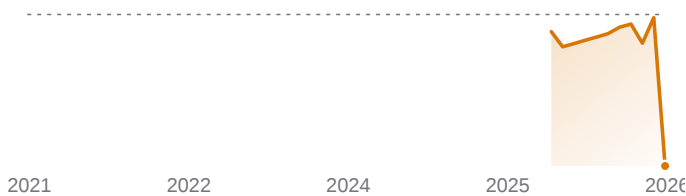


Sale premium vs estimated value

-20.2%

Annual turnover (share of homes sold)

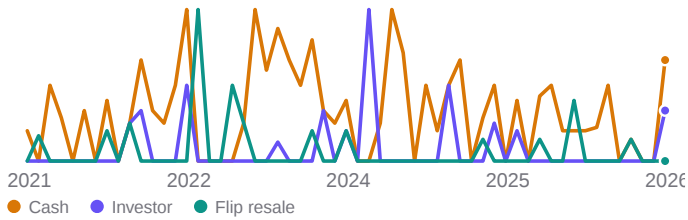
3.7%



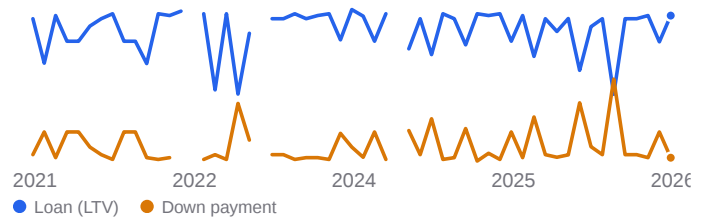
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

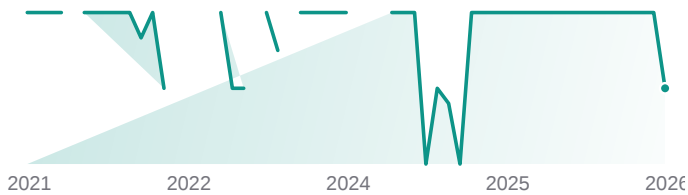


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



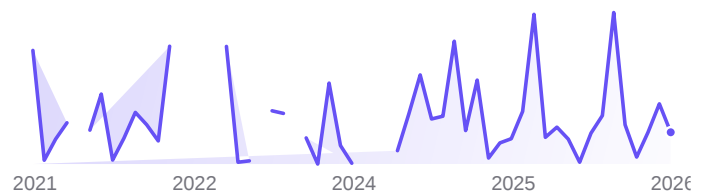
Sellers who sold at a gain

50%



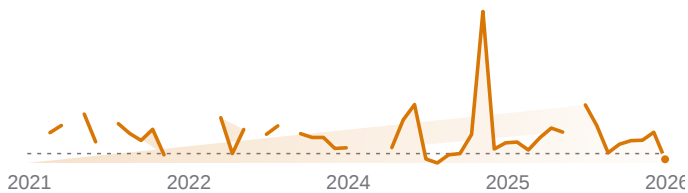
Typical hold before selling

4.2 yrs



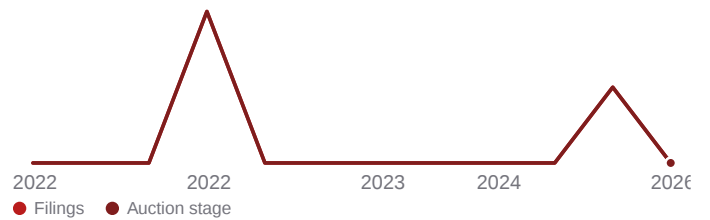
Median annualized return at resale

-2.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,290
Median value (AVM)	\$184K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1999
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.8%
Owner occupied	84%
Company owned	12%
Median loan-to-value	30%
Typical ownership tenure	21.9 yrs

COMMUNITY

Population	3,428
Density	62 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	27
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	10.6%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.