

South Haven 49090

ZIP code · MI · Michigan > Van Buren County > South Haven

BALANCED MARKET

\$303K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

262

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



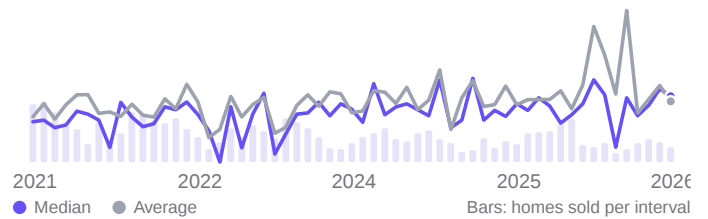
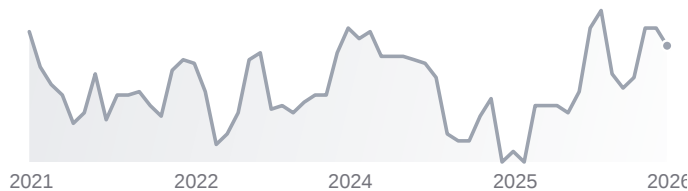
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$305K · Average \$288K

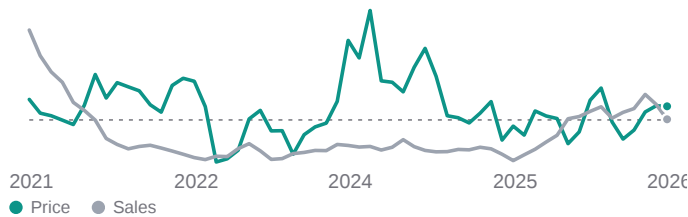


Growth (year over year)

Price +8.7% · Sales +0.4%

Price per square foot

\$365/ft²

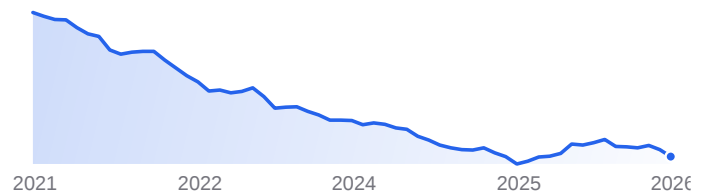
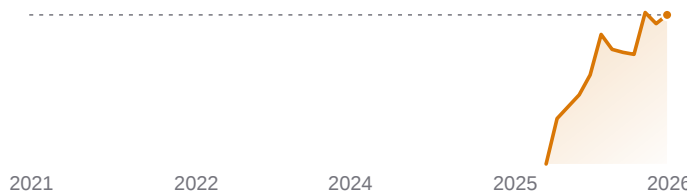


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

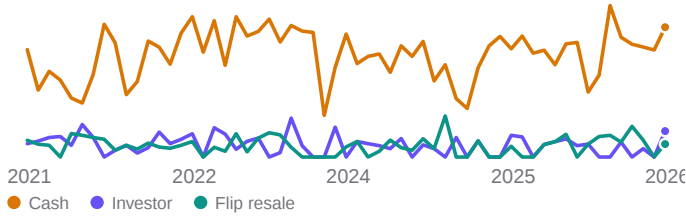
2.9%



BUYERS & OUTCOMES

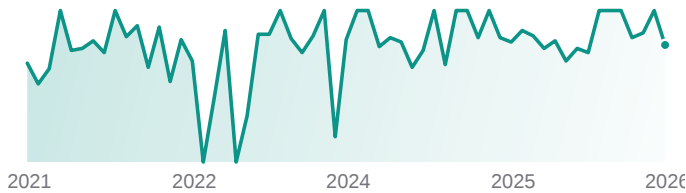
Buyer mix

Cash 67% · Investor 13% · Flip resale 6.7%



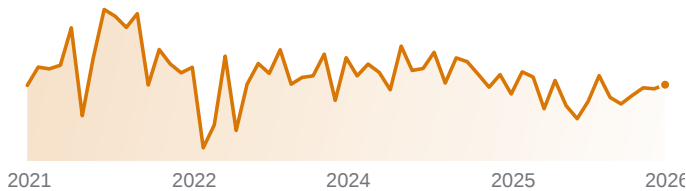
Sellers who sold at a gain

91%

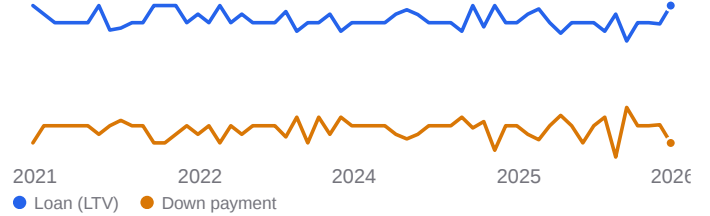


Median annualized return at resale

+8.0%

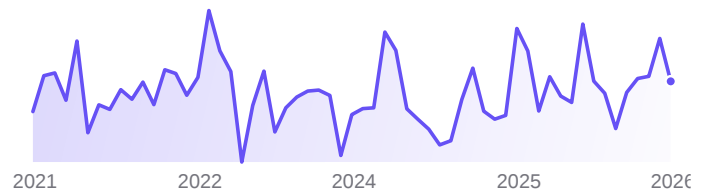


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



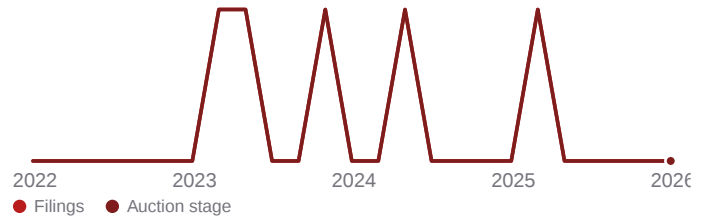
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,887
Median value (AVM)	\$344K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1983
Single family	71%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.8%
Owner occupied	57%
Company owned	22%
Median loan-to-value	19%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	13,427
Density	163 / mi²
Median household income	\$66K
Average household income	\$89K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	21
Homes occupied	68%
Bachelor's or higher	16%
Poverty rate	18.4%
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.