

Vicksburg 49097

ZIP code · MI · Michigan > Kalamazoo County > Vicksburg

BALANCED MARKET

\$271K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

168

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



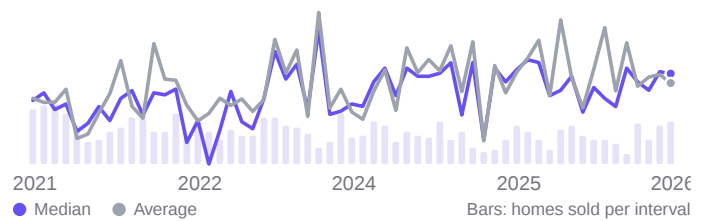
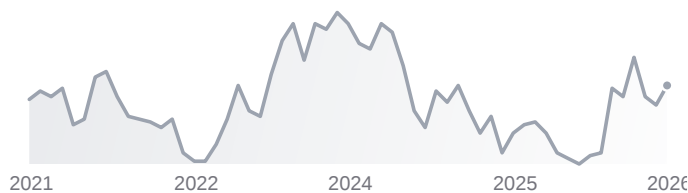
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$280K · Average \$263K

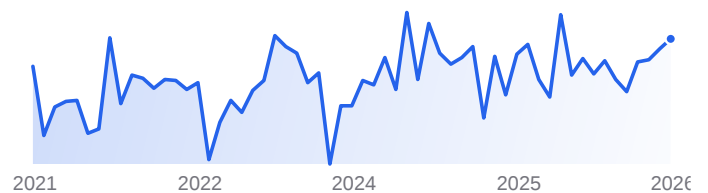
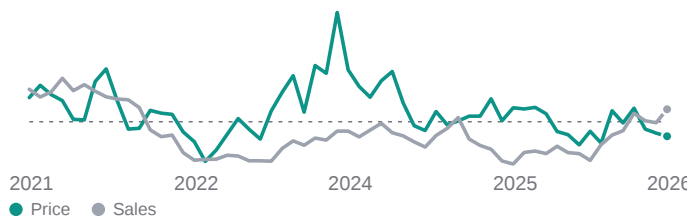


Growth (year over year)

Price -8.9% · Sales +7.7%

Price per square foot

\$200/ft²

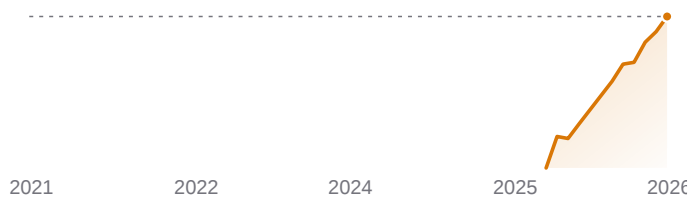


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

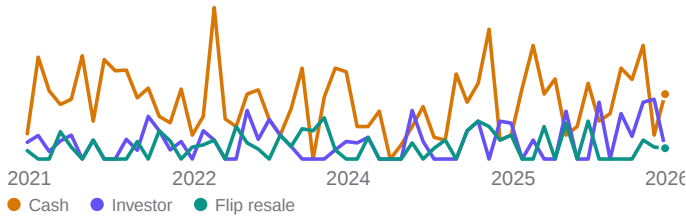
3.4%



BUYERS & OUTCOMES

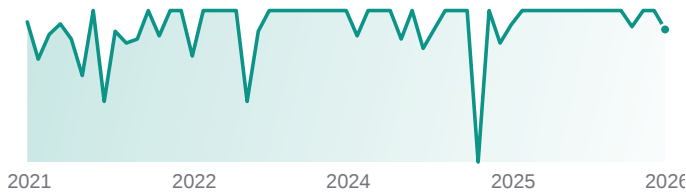
Buyer mix

Cash 29% · Investor 4.8% · Flip resale 4.8%



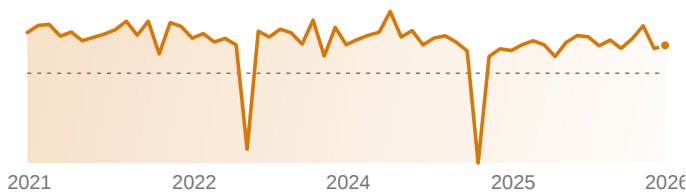
Sellers who sold at a gain

92%

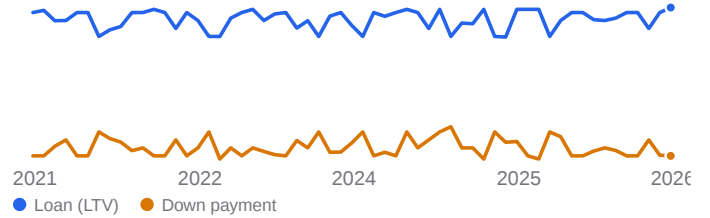


Median annualized return at resale

+5.8%

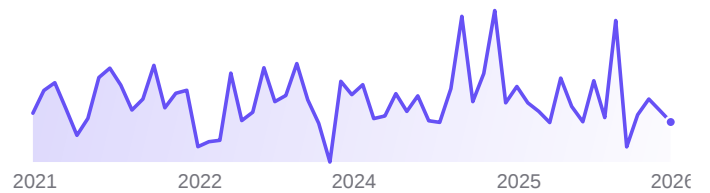


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



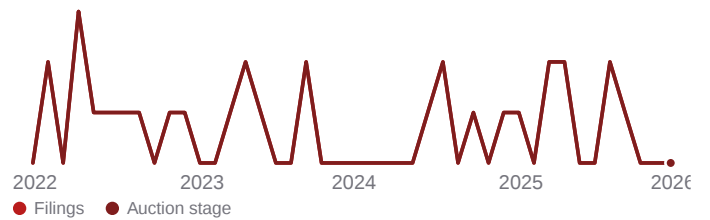
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,886
Median value (AVM)	\$278K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1976
Single family	93%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.9%
Owner occupied	87%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	11,741
Density	152 / mi²
Median household income	\$86K
Average household income	\$106K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	29
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	4.5%
Unemployment	1.5%
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.