

Watervliet 49098

ZIP code · MI · Michigan > Berrien County > Watervliet

STRONG BUYER'S MARKET

\$164K

MEDIAN SALE PRICE

-19.4%

1-YR CHANGE

81

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



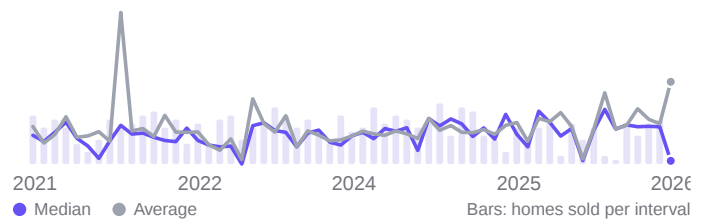
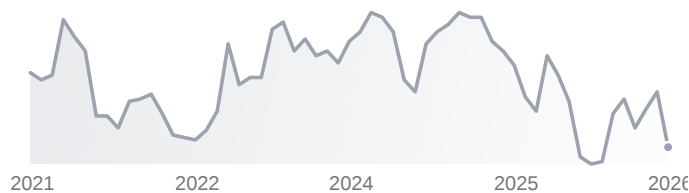
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$39K · Average \$470K

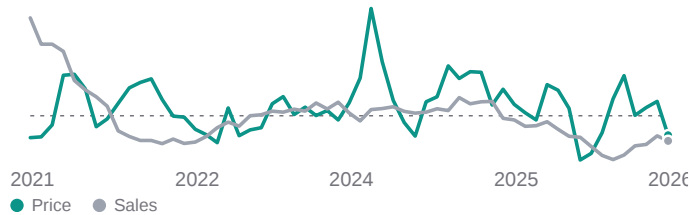


Growth (year over year)

Price -19.4% · Sales -25.0%

Price per square foot

\$385/ft²

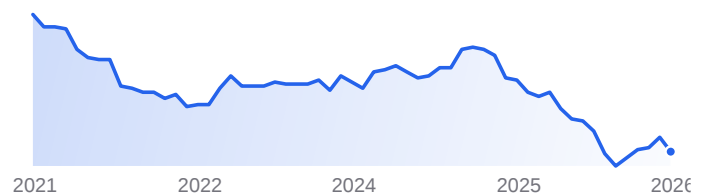
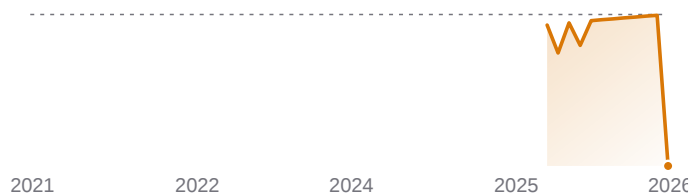


Sale premium vs estimated value

-31.0%

Annual turnover (share of homes sold)

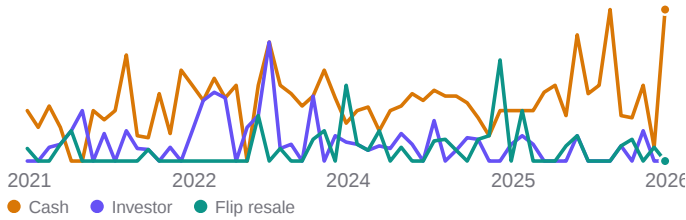
2.9%



BUYERS & OUTCOMES

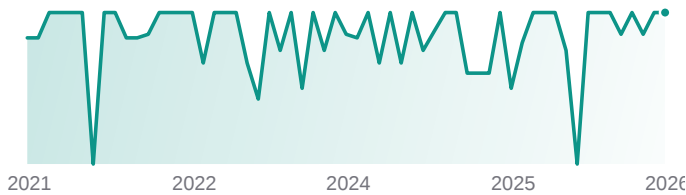
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



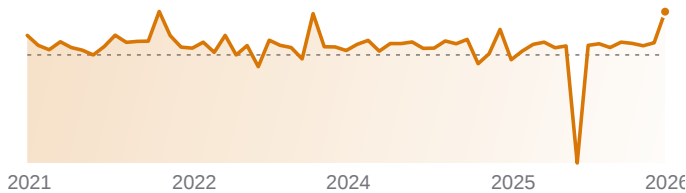
Sellers who sold at a gain

100%

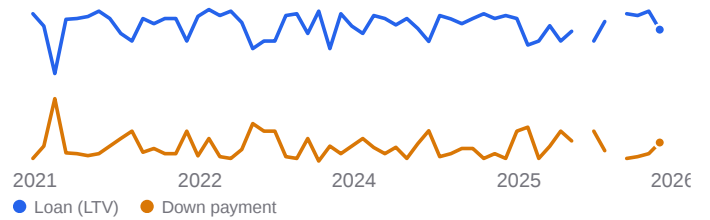


Median annualized return at resale

+33.9%

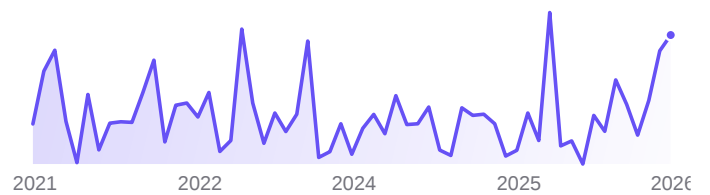


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



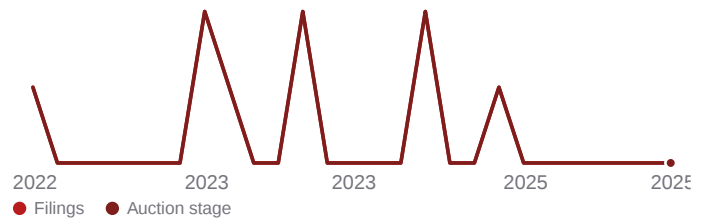
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,816
Median value (AVM)	\$186K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1960
Single family	89%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.6%
Owner occupied	69%
Company owned	21%
Median loan-to-value	28%

Typical ownership tenure

21.5 yrs

COMMUNITY

Population	5,887
Density	177 / mi²
Median household income	\$59K
Average household income	\$79K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	25
Homes occupied	78%
Bachelor's or higher	13%
Poverty rate	20.3%
Unemployment	1.3%
Average temp	49°F
Annual precip	38 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.