

Baroda 49101

ZIP code · MI · Michigan > Berrien County > Baroda

SELLER'S MARKET

\$337K

MEDIAN SALE PRICE

+41.3%

1-YR CHANGE

24

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

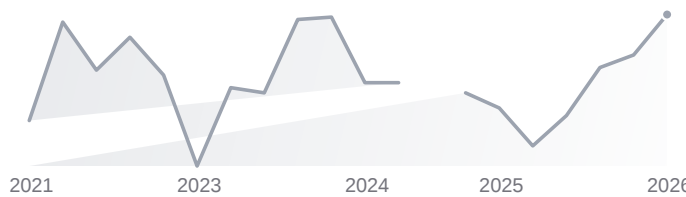
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

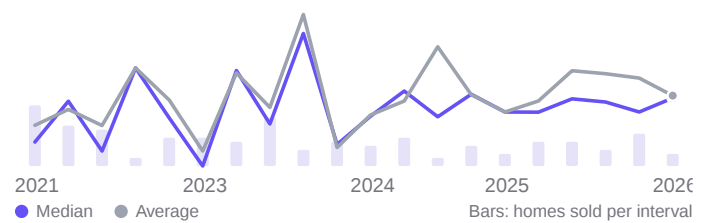
Market temperature (0–100)

76 / 100



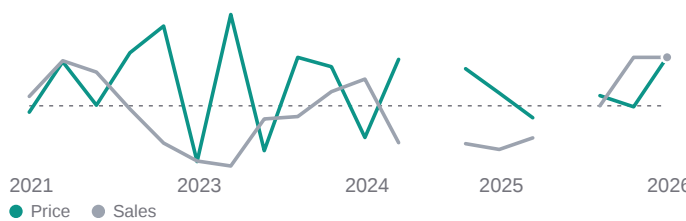
Sale prices

Median \$289K · Average \$294K



Growth (year over year)

Price +41.3% · Sales +41.2%



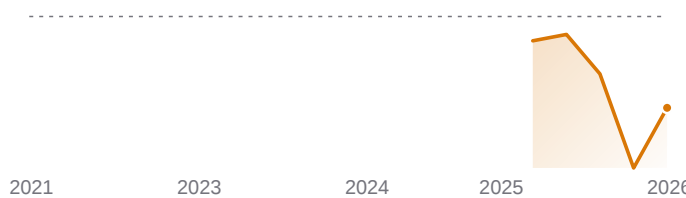
Price per square foot

\$142/ft²



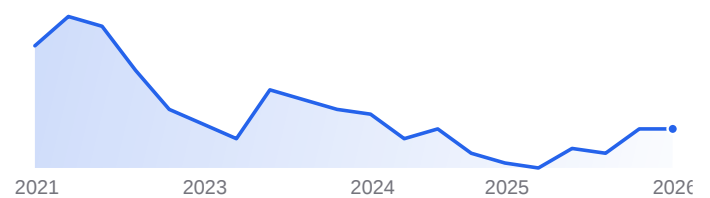
Sale premium vs estimated value

-11.8%



Annual turnover (share of homes sold)

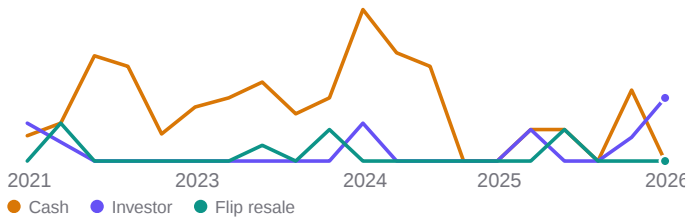
2.5%



BUYERS & OUTCOMES

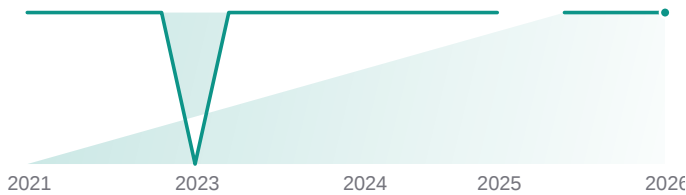
Buyer mix

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



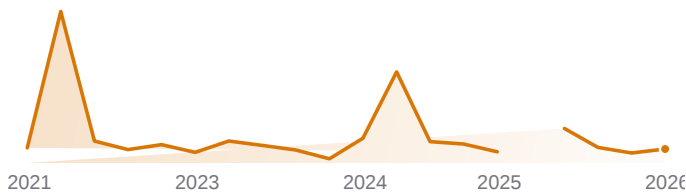
Sellers who sold at a gain

100%

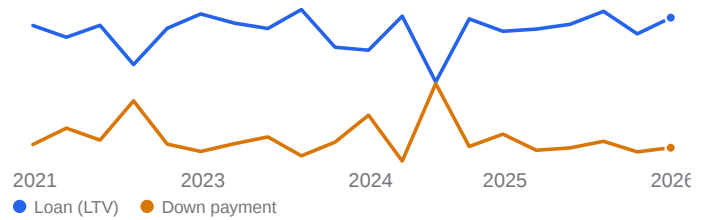


Median annualized return at resale

+7.1%

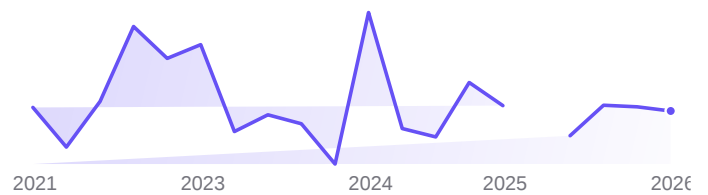


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	967
Median value (AVM)	\$335K
Median size	1,638 ft²
Median bedrooms	3
Median year built	1967
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.8%
Owner occupied	86%
Company owned	18%
Median loan-to-value	38%
Typical ownership tenure	22.8 yrs

COMMUNITY

Population	3,806
Density	172 / mi²
Median household income	\$79K
Average household income	\$103K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	27
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	5.7%
Unemployment	1.6%
Average temp	49°F
Annual precip	38 in
Sunshine	46%

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