

Berrien Center 49102

ZIP code · MI · Michigan > Berrien County

SELLER'S MARKET

\$290K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

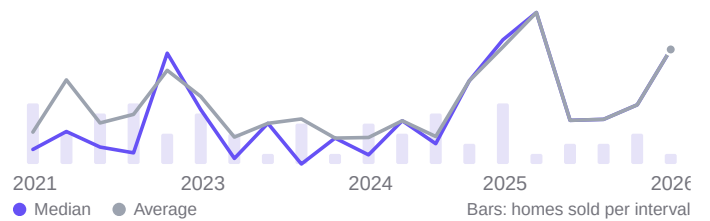
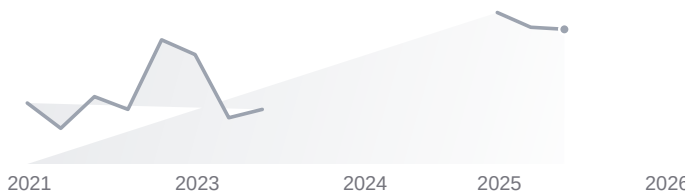
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$385K · Average \$385K

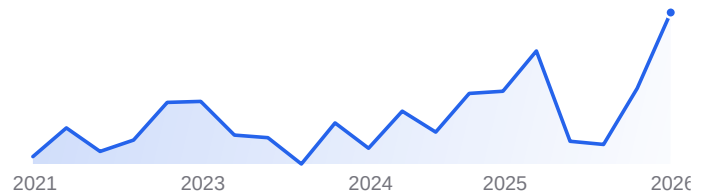
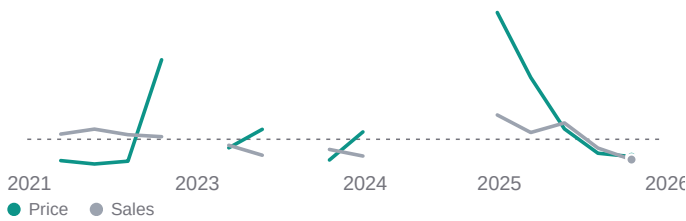


Growth (year over year)

Price -43.0% · Sales -50.0%

Price per square foot

\$298/ft²

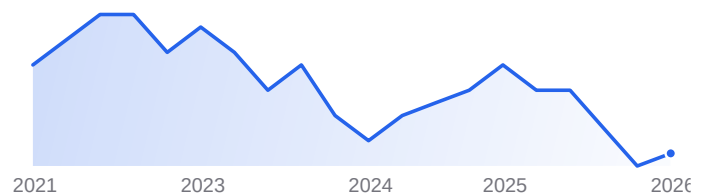


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

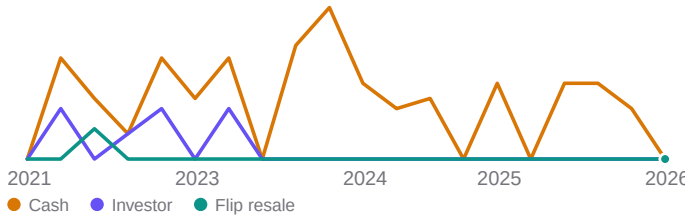
1.7%



BUYERS & OUTCOMES

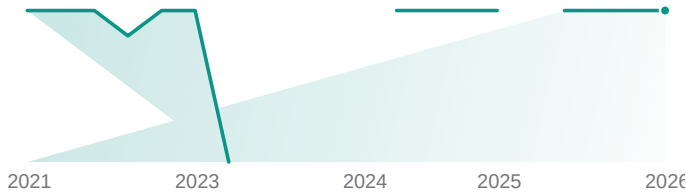
Buyer mix

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



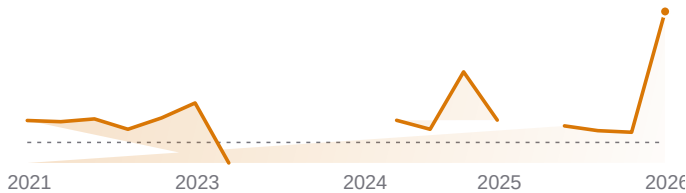
Sellers who sold at a gain

100%

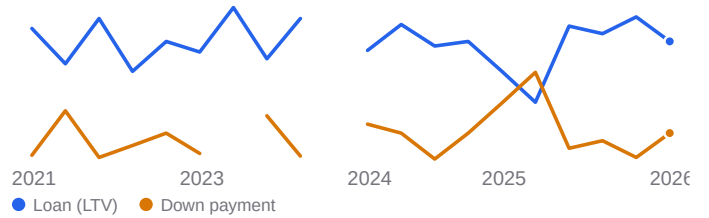


Median annualized return at resale

+44.6%

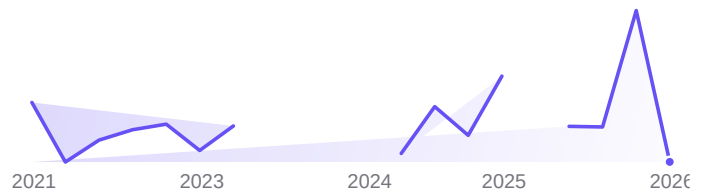


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



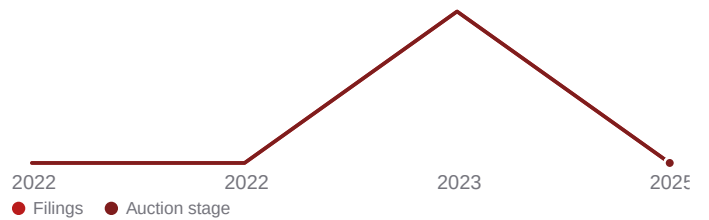
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	515
Median value (AVM)	\$242K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1974
Single family	83%
Condos	8.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.8%
Owner occupied	78%
Company owned	17%
Median loan-to-value	39%

Typical ownership tenure

23.9 yrs

COMMUNITY

Population	1,692
Density	108 / mi²
Median household income	\$54K
Average household income	\$87K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	21
Homes occupied	86%
Bachelor's or higher	18%
Poverty rate	16.4%
Unemployment	1.4%
Average temp	49°F
Annual precip	39 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.