

Berrien Springs 49103

ZIP code · MI · Michigan > Berrien County > Berrien Springs

BALANCED MARKET

\$285K

MEDIAN SALE PRICE

+40.2%

1-YR CHANGE

100

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



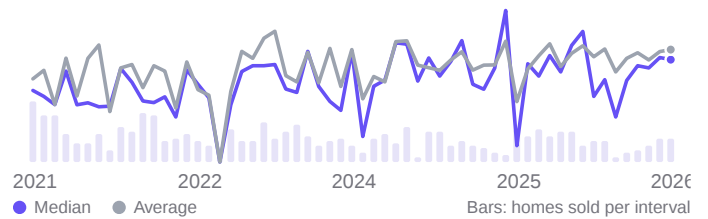
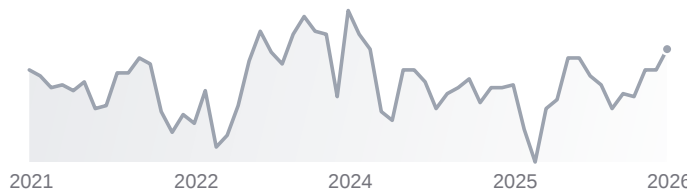
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$290K · Average \$315K

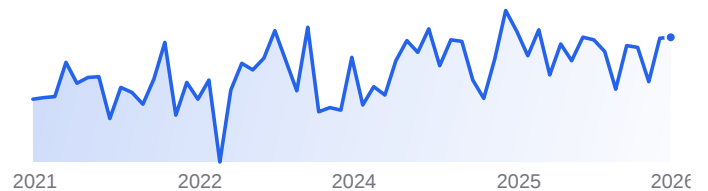
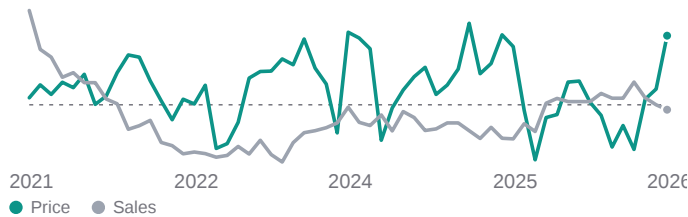


Growth (year over year)

Price +40.2% · Sales -2.9%

Price per square foot

\$196/ft²

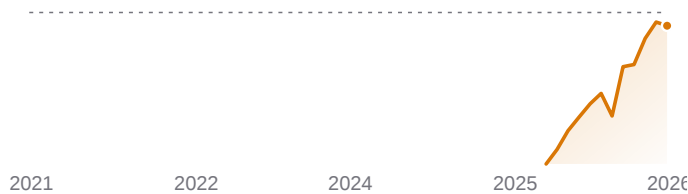


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

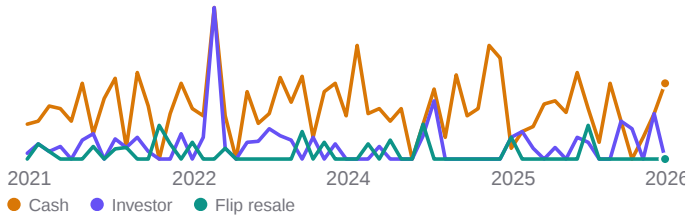
2.9%



BUYERS & OUTCOMES

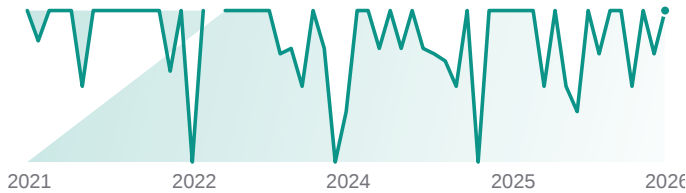
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



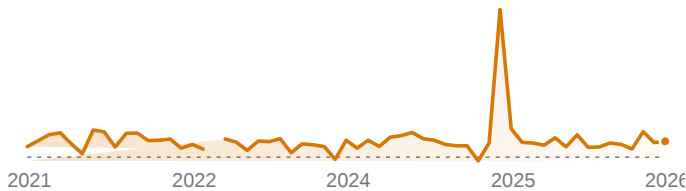
Sellers who sold at a gain

100%

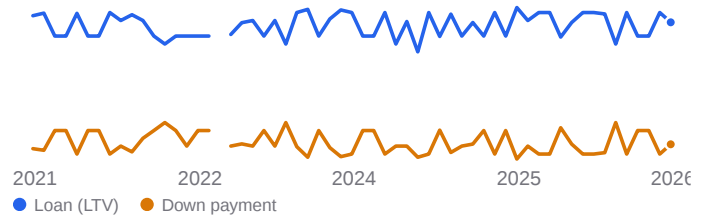


Median annualized return at resale

+7.9%

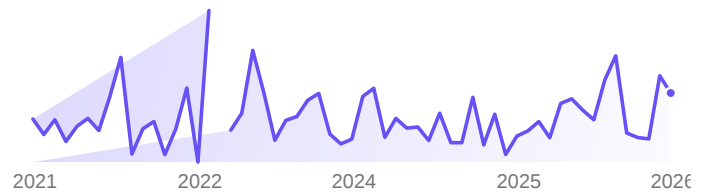


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



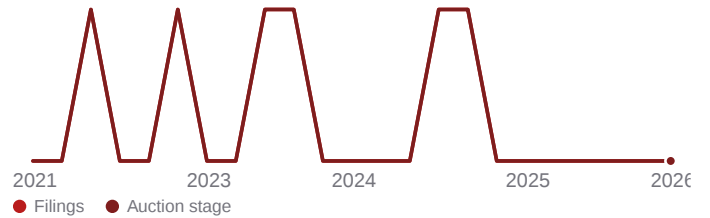
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,418
Median value (AVM)	\$295K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1967
Single family	96%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.4%
Owner occupied	78%
Company owned	16%
Median loan-to-value	40%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	12,020
Density	261 / mi²
Median household income	\$74K
Average household income	\$91K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	27
Homes occupied	87%
Bachelor's or higher	28%
Poverty rate	13.2%
Unemployment	1.3%
Average temp	49°F
Annual precip	39 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.