

Eau Claire 49111

ZIP code · MI · Michigan > Berrien County > Eau Claire

BALANCED MARKET

\$252K

MEDIAN SALE PRICE

+28.2%

1-YR CHANGE

41

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



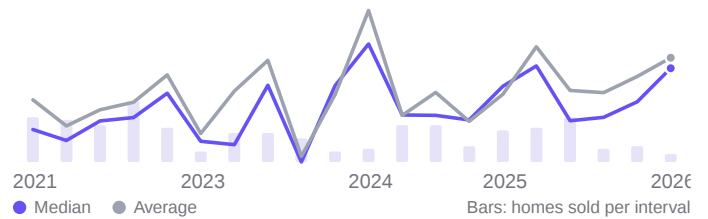
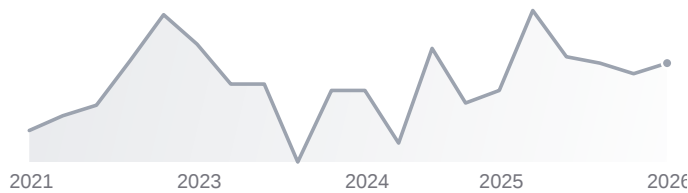
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$280K · Average \$302K

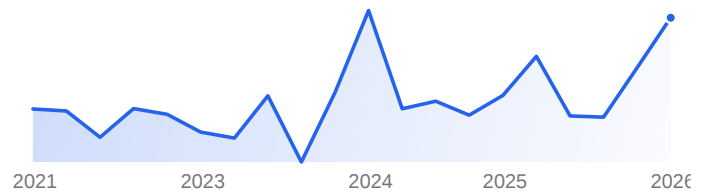
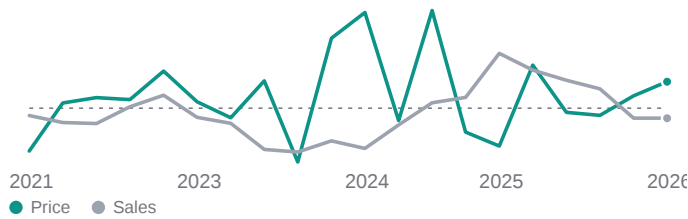


Growth (year over year)

Price +28.2% · Sales -10.9%

Price per square foot

\$240/ft²

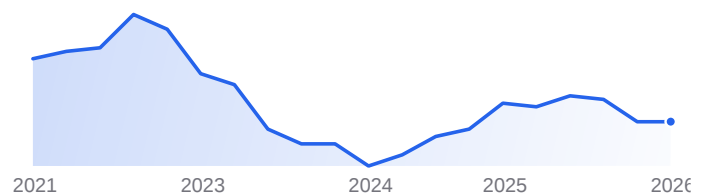


Sale premium vs estimated value

+7.2%

Annual turnover (share of homes sold)

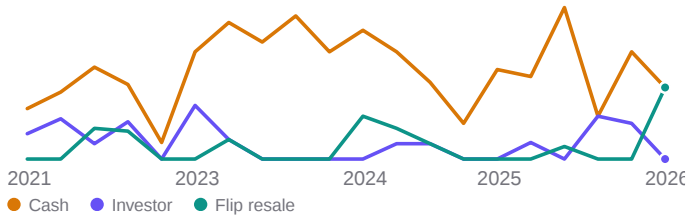
2.6%



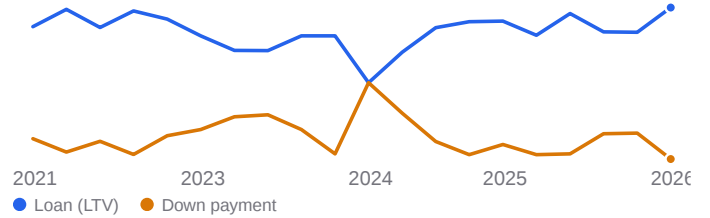
BUYERS & OUTCOMES

Buyer mix

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

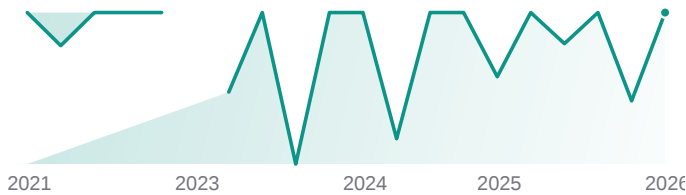


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.1%



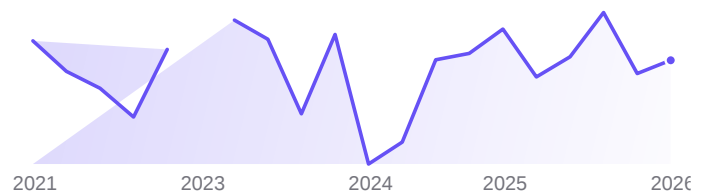
Sellers who sold at a gain

100%



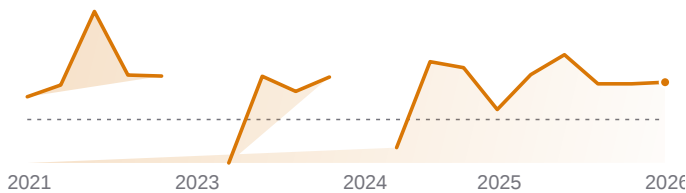
Typical hold before selling

6.3 yrs



Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,583
Median value (AVM)	\$210K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1970
Single family	93%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.2%
Owner occupied	80%
Company owned	12%
Median loan-to-value	21%

Typical ownership tenure

23.8 yrs

COMMUNITY

Population	3,683
Density	78 / mi²
Median household income	\$60K
Average household income	\$81K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	23
Homes occupied	85%
Bachelor's or higher	16%
Poverty rate	12.9%
Unemployment	1.5%
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.