

Galien 49113

ZIP code · MI · Michigan > Berrien County > Galien

BUYER'S MARKET

\$139K

MEDIAN SALE PRICE

-24.8%

1-YR CHANGE

16

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



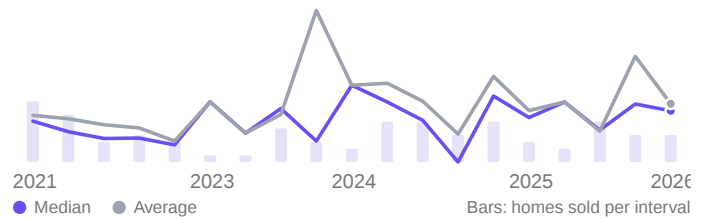
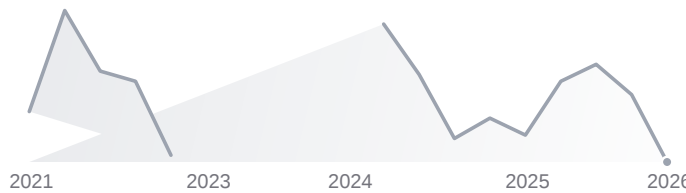
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$179K · Average \$199K

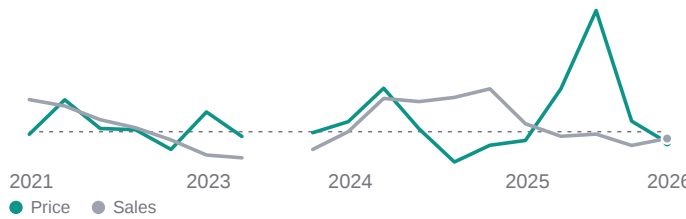


Growth (year over year)

Price -24.8% · Sales -15.8%

Price per square foot

\$156/ft²

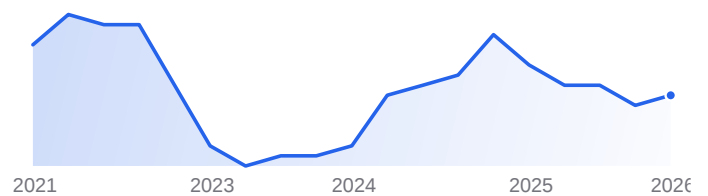
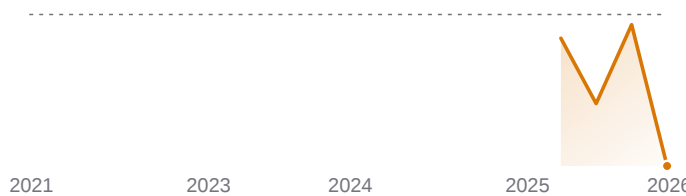


Sale premium vs estimated value

-30.8%

Annual turnover (share of homes sold)

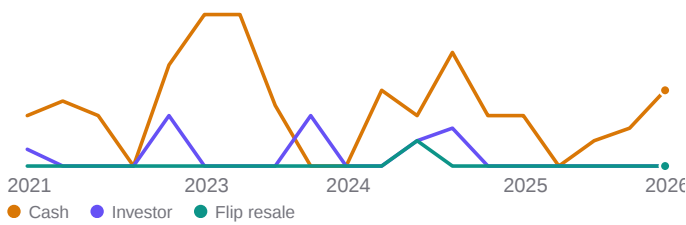
2.0%



BUYERS & OUTCOMES

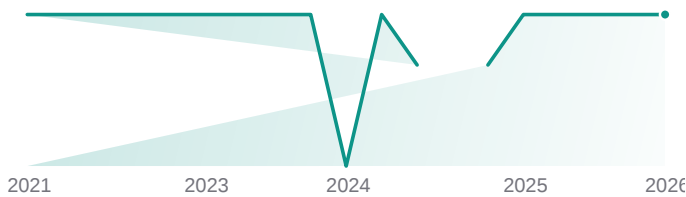
Buyer mix

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



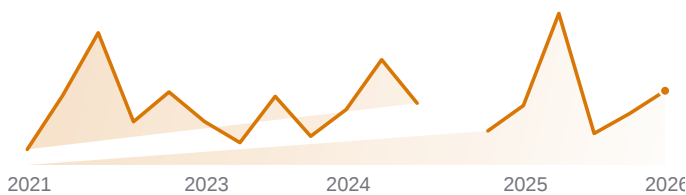
Sellers who sold at a gain

100%

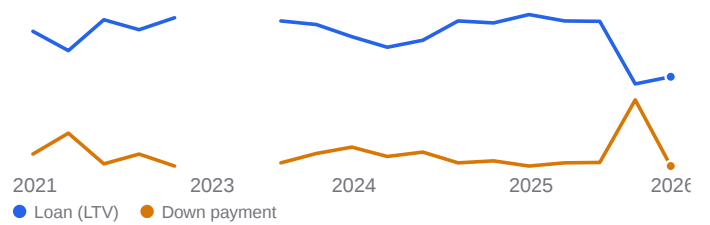


Median annualized return at resale

+12.2%

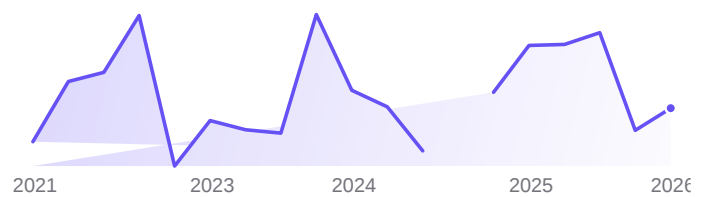


Financing (share of purchase price) Loan (LTV) 60% · Down payment 3.0%



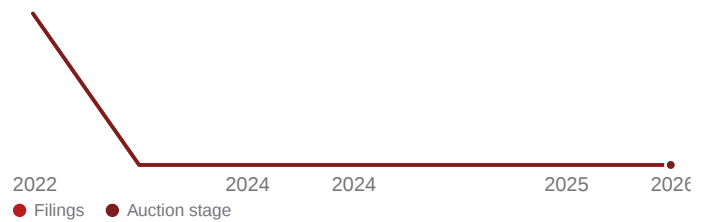
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	791
Median value (AVM)	\$198K
Median size	1,424 ft²
Median bedrooms	3
Median year built	1950
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	16%
Median loan-to-value	23%
Typical ownership tenure	23.6 yrs

COMMUNITY

Population	1,938
Density	55 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	23
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	13.1%
Unemployment	1.5%
Average temp	50°F
Annual precip	39 in
Sunshine	46%

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