

Three Oaks 49128

ZIP code · MI · Michigan > Berrien County > Three Oaks

BUYER'S MARKET

\$139K

MEDIAN SALE PRICE

-31.5%

1-YR CHANGE

20

SALES (12 MO)

\$341K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



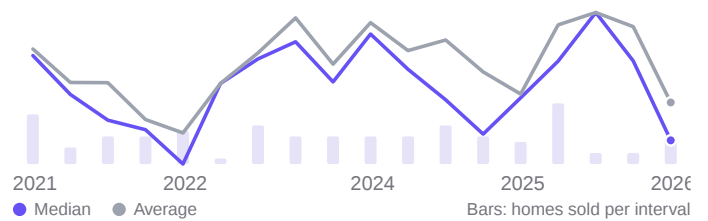
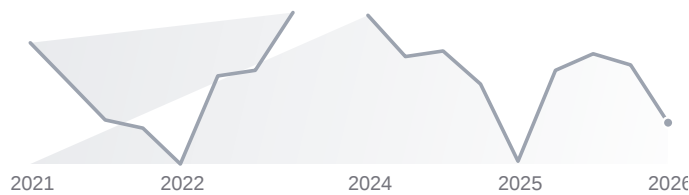
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$136K · Average \$208K

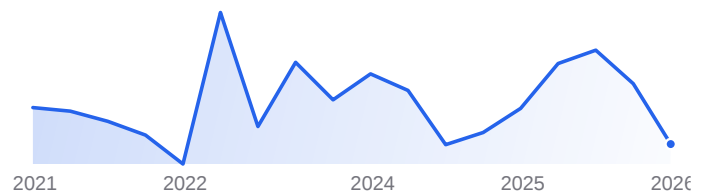


Growth (year over year)

Price -31.5% · Sales -4.8%

Price per square foot

\$86/ft²

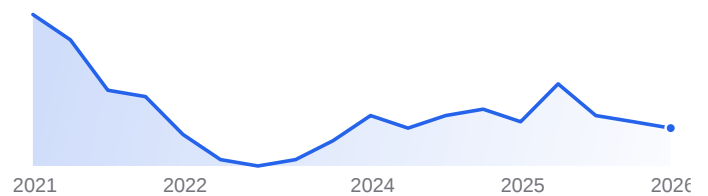
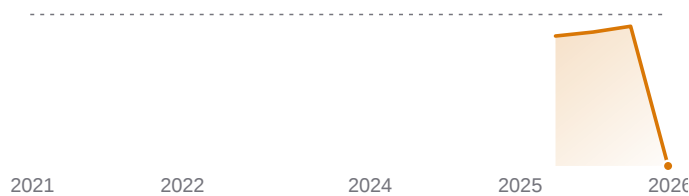


Sale premium vs estimated value

-25.7%

Annual turnover (share of homes sold)

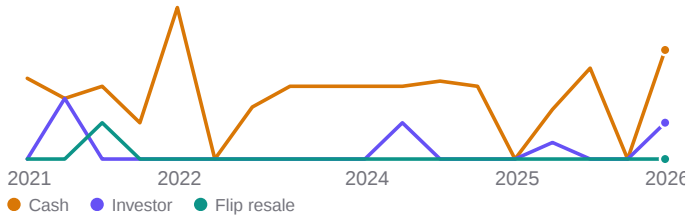
1.1%



BUYERS & OUTCOMES

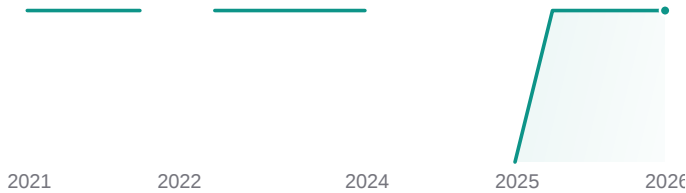
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



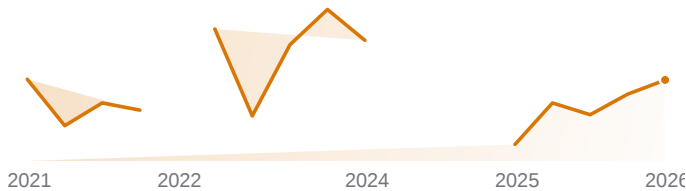
Sellers who sold at a gain

100%

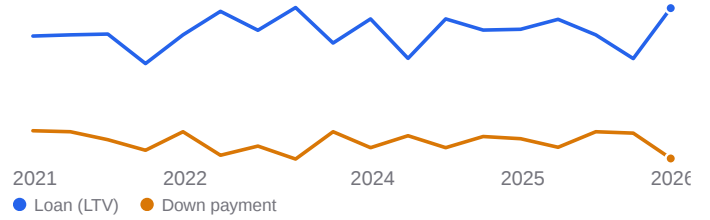


Median annualized return at resale

+16.2%

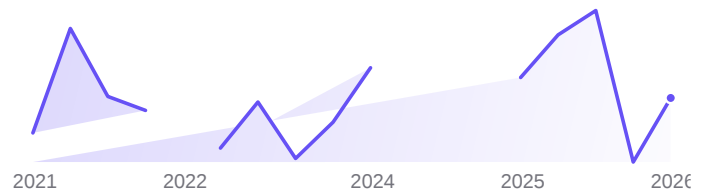


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.4%



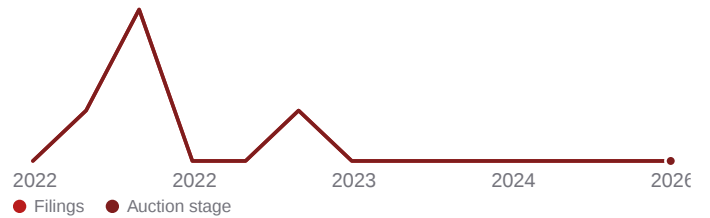
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,802
Median value (AVM)	\$341K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1950
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.4%
Owner occupied	64%
Company owned	21%
Median loan-to-value	24%
Typical ownership tenure	26.1 yrs

COMMUNITY

Population	4,120
Density	92 / mi²
Median household income	\$72K
Average household income	\$92K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	30
Homes occupied	67%
Bachelor's or higher	16%
Poverty rate	8.0%
Unemployment	1.4%
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.