

Union Pier 49129

ZIP code · MI · Michigan > Berrien County

BALANCED MARKET

\$716K

MEDIAN SALE PRICE

+39.0%

1-YR CHANGE

10

SALES (12 MO)

\$796K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



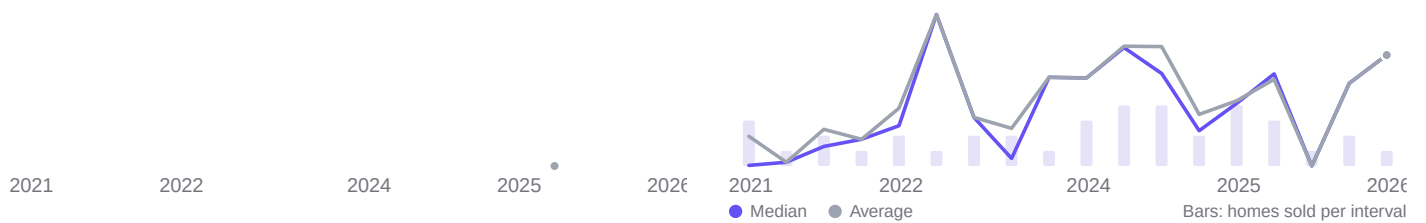
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$832K · Average \$832K



Growth (year over year)

Price +39.0% · Sales -9.1%

Price per square foot

\$717/ft²

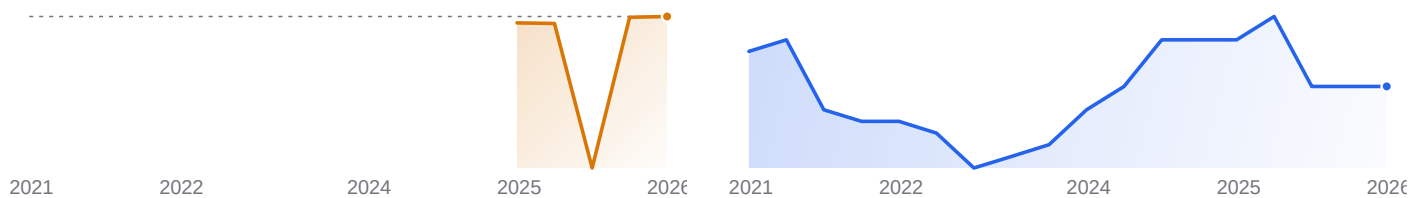


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

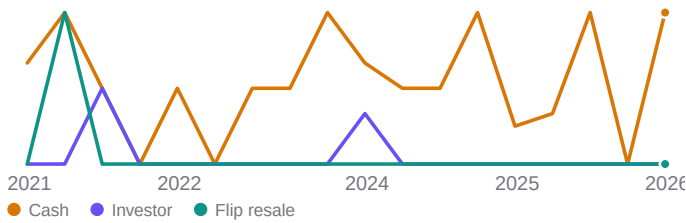
0.8%



BUYERS & OUTCOMES

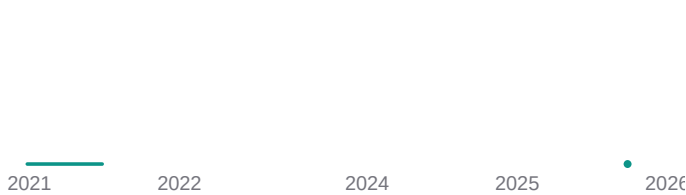
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



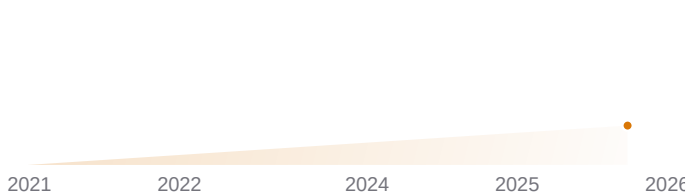
Sellers who sold at a gain

100%

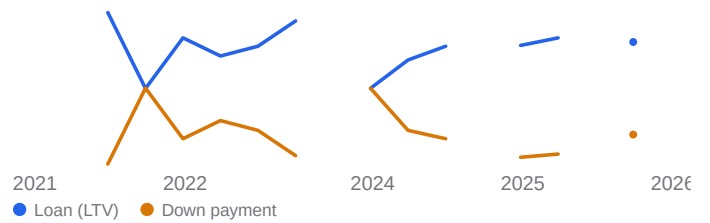


Median annualized return at resale

+8.1%

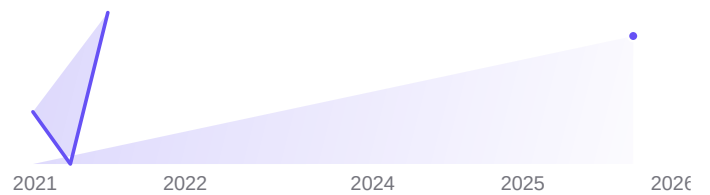


Financing (share of purchase price) Loan (LTV) 78% · Down payment 23%



Typical hold before selling

4.9 yrs



HOUSING STOCK

Homes	1,227
Median value (AVM)	\$796K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1962
Single family	91%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.1%
Owner occupied	25%
Company owned	38%
Median loan-to-value	17%

Typical ownership tenure

25.3 yrs

COMMUNITY

Population	464
Density	82 / mi²
Median household income	\$71K
Average household income	\$104K
Crime index (US avg 100)	193
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	27
Homes occupied	36%
Bachelor's or higher	26%
Poverty rate	15.0%
Unemployment	1.1%
Average temp	50°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.