

HOUSING UNITS
1990-2000
Regional

	Housing Units		<u>Change</u>	<u>% Change</u>
	<u>1990</u>	<u>2000</u>		
Michigan	3,847,926	4,234,279	386,353	10.04
Southwest Michigan	123,706	131,304	7,598	6.14
Berrien County	69,532	73,445	3,913	5.63
Cass County	22,644	23,884	1,240	5.48
Van Buren County	31,530	33,975	2,445	7.75

Source: U. S. Census Bureau, Summary File 1 (100% Data)

HOUSING UNITS

1990-2000

Berrien County

	Housing Units		Change	% Change
	<u>1990</u>	<u>2000</u>		
Berrien County	69,532	73,445	3,913	5.63
Bainbridge township	1,311	1,295	-16	-1.22
Baroda township	1,110	1,172	62	5.59
Baroda village	294	378	84	28.57
Benton Harbor city	4,791	4,492	-299	-6.24
Benton charter township	7,018	7,082	64	0.91
Berrien township	1,771	1,840	69	3.90
Eau Claire village	191	238	47	24.61
Bertrand township	864	963	99	11.46
Bridgman city	968	1,140	172	17.77
Buchanan city	2,117	2,098	-19	-0.90
Buchanan township	1,371	1,554	183	13.35
Chikaming township	3,286	3,473	187	5.69
Coloma city	663	675	12	1.81
Coloma charter township	2,338	2,599	261	11.16
Galien township	620	680	60	9.68
Galien village	233	244	11	4.72
Hagar township	1,976	2,122	146	7.39
Lake charter township	1,021	1,366	345	33.79
Lincoln charter township	5,535	5,992	457	8.26
Stevensville village	570	575	5	0.88
New Buffalo city	1,363	1,426	63	4.62
New Buffalo township	1,877	2,139	262	13.96
Grand Beach village	278	340	62	22.30
Michiana village	323	360	37	11.46
Niles city ¹	5,472	5,531	59	1.08
Niles township	4,943	5,522	579	11.71
Oronoko charter township	3,453	3,545	92	2.66
Berrien Springs village	789	787	-2	-0.25
Pipestone township	938	899	-39	-4.16
Royalton township	1,142	1,366	224	19.61
St. Joseph city	4,545	4,594	49	1.08
St. Joseph charter township	3,793	4,271	478	12.60
Shoreham village	356	471	115	32.30
Sodus township	946	957	11	1.16
Three Oaks township	1,220	1,284	64	5.25
Three Oaks village	744	800	56	7.53
Watervliet city	733	760	27	3.68
Watervliet township	1,531	1,724	193	12.61
Weesaw township	816	886	70	8.58

¹A small portion of the City of Niles extends into Cass County. Figures for the City of Niles represent its entire geographical extent (population of Niles in Cass County is five in 2000 and two in 1990). See Introduction, page i, D.1.

Source: U. S. Census Bureau, Summary File 1 (100% Data)

HOUSING UNITS

1990-2000

Cass County

	Housing Units		<u>Change</u>	<u>% Change</u>
	<u>1990</u>	<u>2000</u>		
Cass County¹	22,644	23,884	1,240	5.48
Calvin township	874	999	125	14.30
Dowagiac city	2,624	2,631	7	0.27
Howard township	2,476	2,663	187	7.55
Jefferson township	823	957	134	16.28
La Grange township	1,566	1,607	41	2.62
Cassopolis village	797	780	-17	-2.13
Marcellus township	1,141	1,186	45	3.94
Marcellus village	457	462	5	1.09
Mason township	934	1,021	87	9.31
Milton township	793	971	178	22.45
Newberg township	765	781	16	2.09
Ontwa township	2,404	2,653	249	10.36
Edwardsburg village	488	531	43	8.81
Penn township	1,285	1,280	-5	-0.39
Vandalia village	163	157	-6	-3.68
Pokagon township	896	912	16	1.79
Porter township	2,019	2,040	21	1.04
Silver Creek township	2,284	2,362	78	3.42
Volinia township	549	588	39	7.10
Wayne township	1,210	1,231	21	1.74

¹A small portion of the City of Niles extends into Cass County. See Berrien County for Niles data (population of Niles in Cass County is five in 2000 and two in 1990). For more information see Introduction, page i, D.1.

Source: U. S. Census Bureau, Summary File 1 (100% Data)

HOUSING UNITS
1990-2000
Van Buren County

	Housing Units		Change	% Change
	<u>1990</u>	<u>2000</u>		
Van Buren County	31,530	33,975	2,445	7.75
Almena township	1,254	1,633	379	30.22
Antwerp township	3,280	3,968	688	20.98
Lawton village	604	668	64	10.60
Mattawan village	932	1,024	92	9.87
Arlington township	924	943	19	2.06
Bangor city	822	804	-18	-2.19
Bangor township	920	942	22	2.39
Bloomington township	1,280	1,461	181	14.14
Bloomington village	206	206	0	0.00
Columbia township	1,429	1,433	4	0.28
Breedsville village	80	85	5	6.25
Covert township	1,644	1,683	39	2.37
Decatur township	1,526	1,611	85	5.57
Decatur village	754	792	38	5.04
Geneva township	1,283	1,567	284	22.14
Gobles city	304	333	29	9.54
Hamilton township	870	723	-147	-16.90
Hartford city	913	1,023	110	12.05
Hartford township	1,215	1,183	-32	-2.63
Keeler township	1,544	1,562	18	1.17
Lawrence township	1,451	1,516	65	4.48
Lawrence village	392	434	42	10.71
Paw Paw township	3,076	3,248	172	5.59
Paw Paw village	1,390	1,511	121	8.71
Pine Grove township	982	1,123	141	14.36
Porter township	1,278	1,380	102	7.98
South Haven city ¹	2,819	2,979	160	5.68
South Haven charter township	1,867	1,890	23	1.23
Waverly township	845	991	146	17.28

¹A small portion of South Haven extends into Allegan County. Figures for the City of South Haven represent its entire geographical extent (population of South Haven in Allegan County is eight in 2000 and none in 1990 and before). For more information see Introduction, page i, D.2.

Source: U. S. Census Bureau, Summary File 1 (100% Data)

HOUSING OCCUPANCY AND HOUSING TENURE 2000 Regional

	Berrien County		Cass County		Van Buren County		Southwest Michigan		Michigan	
HOUSING OCCUPANCY										
Total housing units	73,445	100.00%	23,884	100.00%	33,975	100.00%	131,304	100.00%	4,234,279	100.00%
Occupied housing units	63,569	86.60%	19,676	82.40%	27,982	82.40%	111,227	84.70%	3,785,661	89.40%
Vacant housing units	9,876	13.40%	4,208	17.60%	5,993	17.60%	20,077	15.30%	448,618	10.60%
For seasonal, recreational, or occasional use	5,259	7.20%	3,031	12.70%	3,857	11.40%	12,147	9.30%	233,922	5.50%
Homeowner vacancy rate (percent)	1.90%	(X)	1.60%	(X)	2.10%	(X)	1.90%	(X)	1.60%	(X)
Rental vacancy rate (percent)	8.10%	(X)	6.60%	(X)	8.00%	(X)	7.90%	(X)	6.80%	(X)
HOUSING TENURE										
Occupied housing units	63,569	100.00%	19,676	100.00%	27,982	100.00%	111,227	100.00%	3,785,661	100.00%
Owner-occupied housing units	45,938	72.30%	16,106	81.90%	22,266	79.60%	84,310	75.80%	2,793,124	73.80%
Renter-occupied housing units	17,631	27.70%	3,570	18.10%	5,716	20.40%	26,917	24.20%	992,537	26.20%
Average household size of owner-occupied unit	2.54	(X)	2.57	(X)	2.71	(X)	2.59	(X)	2.67	(X)
Average household size of renter-occupied unit	2.35	(X)	2.49	(X)	2.46	(X)	2.4	(X)	2.24	(X)

Source: U.S. Census Bureau, Census 2000 Summary File 1, DP-1. Profile of General Demographic Characteristics: 2000

TENURE BY OCCUPANTS PER ROOM AND UNITS IN STRUCTURE
2000
Regional

	Berrien County		Cass County		Van Buren County		Southwest Michigan		Michigan	
TENURE BY OCCUPANTS PER										
Owner-occupied housing units	45,925	100.00%	16,114	100.00%	22,253	100.00%	84,292	100.00%	2,793,346	100.00%
0.50 or less occupants per room	35,322	76.90%	12,161	75.50%	16,065	72.20%	63,548	75.40%	2,058,239	73.70%
0.51 to 1.00 occupants per room	9,907	21.60%	3,666	22.80%	5,572	25.00%	19,145	22.70%	682,523	24.40%
1.01 to 1.50 occupants per room	531	1.20%	207	1.30%	411	1.80%	1,149	1.40%	38,931	1.40%
1.51 or more occupants per room	165	0.40%	80	0.50%	205	0.90%	450	0.50%	13,653	0.50%
Mean	0.4	(X)	0.42	(X)	0.43	(X)	0.41	(X)	0.42	(X)
Renter-occupied housing units	17,644	100.00%	3,562	100.00%	5,729	100.00%	26,935	100.00%	992,315	100.00%
0.50 or less occupants per room	10,565	59.90%	2,144	60.20%	3,573	62.40%	16,282	60.40%	622,866	62.80%
0.51 to 1.00 occupants per room	5,850	33.20%	1,239	34.80%	1,822	31.80%	8,911	33.10%	308,089	31.00%
1.01 to 1.50 occupants per room	740	4.20%	134	3.80%	216	3.80%	1,090	4.00%	36,133	3.60%
1.51 or more occupants per room	489	2.80%	45	1.30%	118	2.10%	652	2.40%	25,227	2.50%
Mean	0.53	(X)	0.51	(X)	0.54	(X)	0.53	(X)	0.52	(X)
UNITS IN STRUCTURE										
1-unit, detached	54,563	74.3	19,711	82.5	25,227	74.3	99,501	75.8	2,988,818	70.6
1-unit, attached	1,633	2.2	208	0.9	361	1.1	2,202	1.7	164,910	3.9
2 units	3,109	4.2	406	1.7	717	2.1	4,232	3.2	146,414	3.5
3 or 4 units	2,670	3.6	295	1.2	696	2	3,661	2.8	118,067	2.8
5 to 9 units	2,270	3.1	230	1	919	2.7	3,419	2.6	169,946	4
10 to 19 units	1,964	2.7	133	0.6	424	1.2	2,521	1.9	144,848	3.4
20 or more units	2,805	3.8	333	1.4	531	1.6	3,669	2.8	216,573	5.1
Mobile home	4,409	6	2,565	10.7	5,020	14.8	11,994	9.1	277,158	6.5
Boat, RV, van, etc.	22	0	3	0	80	0.2	105	0.1	7,545	0.2

Source: U.S. Census Bureau, Census 2000 Summary File 3, Quick Table-H9. Occupancy, Telephone Service, Housing Facilities, and Meals Included in Rent: 2000, and DP-4. Profile of Selected Housing Characteristics: 2000

HOUSING VALUE AND CONTRACT RENT

1990-2000

Regional

	Specified owner-occupied		Specified renter-occupied			
	Median Value (dollars)		Median Contract Rent ¹		Median Gross Rent ²	
	1990	2000	1990	2000	1990	2000
Michigan	60,100	115,600	343	468	423	546
Southwest Michigan	50,677	94,043	284	393	362	469
Berrien County	52,700	94,700	294	403	368	476
Cass County	48,200	91,800	266	387	364	471
Van Buren County	48,100	94,200	266	374	343	451

¹Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of enumeration.

²Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else).

Source: 1990 Median Contract Rent from U. S. Census Bureau, Census 1990 Summary File 1, all other U. S. Census Bureau, Census 1990 and 2000 Summary File 3

HOUSING VALUE AND CONTRACT RENT

1990-2000

Berrien County

	Specified owner-occupied		Specified renter-occupied			
	Median Value (dollars)		Median Contract Rent ¹		Median Gross Rent ²	
	1990	2000	1990	2000	1990	2000
Berrien County	52,700	94,700	294	403	368	476
Bainbridge township	51,600	90,300	273	390	397	468
Baroda township	63,500	109,700	327	459	417	560
Baroda village	51,000	94,200	342	483	419	563
Benton Harbor city	19,400	38,700	262	353	333	445
Benton charter township	32,000	64,400	290	371	375	434
Berrien township	54,800	115,100	267	413	344	481
Eau Claire village	30,900	73,600	281	493	345	611
Bertrand township	57,000	100,000	263	346	382	442
Bridgman city	59,400	122,600	321	424	375	470
Buchanan city	37,200	69,300	262	358	328	413
Buchanan township	53,900	95,000	247	346	339	431
Chikaming township	71,400	162,200	316	512	407	595
Coloma city	45,700	79,500	314	432	389	478
Coloma charter township	50,700	95,400	289	463	387	562
Galien township	37,800	77,100	257	371	327	471
Galien village	32,500	70,200	271	379	333	463
Hagar township	49,500	89,300	313	447	398	531
Lake charter township	69,500	122,700	327	414	377	480
Lincoln charter township	82,800	133,400	380	515	456	599
Stevensville village	62,900	102,600	350	486	440	566
New Buffalo city	64,000	103,000	329	426	395	534
New Buffalo township	69,000	169,500	291	394	379	537
Grand Beach village	113,900	278,100	350	875	525	1,075
Michiana village	130,600	231,900	425	675	500	725
Niles city ³	37,000	69,600	269	377	322	438
Niles township	43,600	80,000	294	420	373	492
Oronoko charter township	62,700	111,600	305	450	350	488
Berrien Springs village	43,100	82,300	273	381	336	468
Pipestone township	46,700	89,800	274	420	380	525
Royalton township	96,300	172,700	336	629	437	768
St. Joseph city	65,700	100,000	351	463	411	497
St. Joseph charter township	73,100	113,500	322	602	405	725
Shoreham village	88,700	142,000	200	664	245	735
Sodus township	46,200	89,200	224	368	321	436
Three Oaks township	44,000	86,400	276	390	351	449
Three Oaks village	39,800	80,200	279	394	351	455
Watervliet city	38,100	72,400	280	399	362	455
Watervliet township	45,800	89,800	318	428	357	469
Weesaw township	46,600	92,600	244	403	338	534

¹Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of enumeration.

²Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else).

³A small portion of the City of Niles extends into Cass County. Figures for the City of Niles represent its entire geographical extent (population of Niles in Cass County is five in 2000 and two in 1990). For more information see Introduction, page i, D.1.

Source: 1990 Median Contract Rent from U. S. Census Bureau, Census 1990 Summary File 1, all other U. S. Census Bureau, Census 1990 and 2000 Summary File 3

HOUSING VALUE AND CONTRACT RENT

1990-2000

Cass County

	Specified owner-occupied		Specified renter-occupied			
	Median Value (dollars)		Median Contract Rent ¹		Median Gross Rent ²	
	1990	2000	1990	2000	1990	2000
Cass County³	48,200	91,800	266	387	364	471
Calvin township	50,400	110,400	257	356	413	440
Dowagiac city	29,800	62,600	243	352	327	404
Howard township	49,200	90,400	263	428	351	501
Jefferson township	51,400	90,000	289	436	390	530
La Grange township	37,500	75,600	242	335	345	441
Cassopolis village	32,200	59,400	223	335	323	449
Marcellus township	36,900	73,700	268	354	390	439
Marcellus village	32,400	64,400	273	367	369	466
Mason township	57,300	98,300	348	454	446	552
Milton township	56,200	106,500	305	517	371	540
Newberg township	44,900	77,100	261	405	379	544
Ontwa township	58,200	103,200	299	435	406	514
Edwardsburg village	43,400	77,400	293	421	391	502
Penn township	56,300	110,100	252	408	367	555
Vandalia village	31,000	50,700	266	363	320	510
Pokagon township	42,700	84,200	250	415	357	517
Porter township	61,700	130,700	273	438	400	527
Silver Creek township	60,100	120,600	290	533	454	619
Volinia township	44,700	93,700	246	369	328	473
Wayne township	46,600	81,700	268	366	359	467

¹Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of enumeration.

²Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else).

³A small portion of the City of Niles extends into Cass County. See Berrien County for Niles data (population of Niles in Cass County is five in 2000 and two in 1990). For more information see Introduction, page i, D.1.

Source: 1990 Median Contract Rent from U. S. Census Bureau, Census 1990 Summary File 1, all other U. S. Census Bureau, Census 1990 and 2000 Summary File 3

HOUSING VALUE AND CONTRACT RENT
1990-2000
Van Buren County

	Specified owner-occupied		Specified renter-occupied			
	Median Value (dollars)		Median Contract Rent ¹		Median Gross Rent ²	
	1990	2000	1990	2000	1990	2000
Van Buren County	48,100	94,200	266	374	343	451
Almena township	65,300	118,500	339	355	351	388
Antwerp township	58,500	110,200	302	396	371	470
Lawton village	37,700	84,300	275	371	336	428
Mattawan village	53,800	95,700	303	425	373	531
Arlington township	44,700	84,100	270	350	362	446
Bangor city	30,400	60,600	246	330	310	380
Bangor township	39,800	81,800	235	363	361	459
Bloomington township	39,800	89,400	261	378	350	473
Bloomington village	30,500	70,800	256	330	326	428
Columbia township	37,500	73,200	244	401	370	494
Breedsville village	30,200	43,300	222	513	350	675
Covert township	36,000	63,800	230	304	341	403
Decatur township	33,700	69,800	245	358	320	449
Decatur village	32,300	65,800	242	340	299	423
Geneva township	44,100	97,800	254	347	379	466
Gobles city	36,900	69,000	289	364	348	405
Hamilton township	46,000	88,600	253	363	333	473
Hartford city	28,900	62,600	261	351	324	415
Hartford township	39,300	79,900	261	371	362	462
Keeler township	52,200	85,900	272	339	374	438
Lawrence township	43,500	82,200	245	339	290	433
Lawrence village	35,900	70,600	202	300	261	371
Paw Paw township	54,900	98,500	271	390	315	455
Paw Paw village	44,000	86,800	263	372	300	426
Pine Grove township	52,100	106,000	266	416	361	443
Porter township	61,700	141,900	273	428	400	526
South Haven city ³	50,500	123,000	288	425	354	495
South Haven charter township	49,700	88,300	277	372	336	405
Waverly township	57,200	99,100	279	441	379	558

¹Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of enumeration.

²Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else).

³A small portion of South Haven extends into Allegan County. Figures for the City of South Haven represent its entire geographical extent (population of South Haven in Allegan County is eight in 2000 and none in 1990 and before). For more information see Introduction, page i, D.2.

Source: 1990 Median Contract Rent from U. S. Census Bureau, Census 1990 Summary File 1, all other U. S. Census Bureau, Census 1990 and 2000 Summary File 3

YEAR STRUCTURE BUILT Regional

	Total Units	YEAR STRUCTURE BUILT									Median Year
		1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier	
Michigan	4,234,279	91,872	272,594	259,389	446,197	722,799	602,670	706,799	416,500	715,459	1965
Southwest Michigan	131,304	2,534	7,434	7,722	12,759	21,788	18,428	19,361	12,927	28,351	1963
Berrien County	73,445	1,199	3,475	3,413	6,044	11,664	11,432	12,212	8,264	15,742	1960
Cass County	23,884	566	1,551	1,471	2,263	4,064	3,193	3,507	2,300	4,969	1964
Van Buren County	33,975	769	2,408	2,838	4,452	6,060	3,803	3,642	2,363	7,640	1969

Source: U. S. Census, Summary File 3, H34

YEAR STRUCTURE BUILT Berrien County

	Total Units	YEAR STRUCTURE BUILT									Median Year
		1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier	
Berrien County	73,445	1,199	3,475	3,413	6,044	11,664	11,432	12,212	8,264	15,742	1960
Bainbridge township	1,295	12	53	61	136	239	188	183	96	327	1962
Baroda township	1,172	16	80	134	164	211	160	94	70	243	1971
Baroda village	378	3	33	71	63	51	38	31	30	58	1976
Benton Harbor city	4,502	15	123	63	243	296	690	921	851	1,300	1951
Benton charter township	7,096	227	158	121	464	1,245	1,437	1,533	927	984	1961
Berrien township	1,840	57	149	177	214	340	194	160	133	416	1971
Eau Claire village	235	2	17	25	5	22	30	34	30	70	1955
Bertrand township	963	14	89	27	67	114	160	181	124	187	1959
Bridgman city	1,168	23	111	118	98	269	140	216	51	142	1971
Buchanan city	2,132	44	7	33	74	480	177	373	243	701	1953
Buchanan township	1,520	0	126	114	181	309	186	187	140	277	1968

YEAR STRUCTURE BUILT
Berrien County (Cont.)

	Total Units	YEAR STRUCTURE BUILT									Median Year
		1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier	
Chikaming township	3,473	51	160	146	239	353	379	433	768	944	1951
Coloma city	677	4	6	9	23	107	114	146	60	208	1955
Coloma charter township	2,597	48	211	162	336	358	358	512	259	353	1965
Galien township	680	10	40	35	41	86	92	94	91	191	1956
Galien village	239	0	6	13	5	10	25	44	54	82	1947
Hagar township	2,122	13	90	72	100	321	349	366	305	506	1957
Lake charter township	1,338	44	122	295	114	96	173	160	84	250	1970
Lincoln charter township	5,976	122	307	371	864	1,668	1,413	610	255	366	1972
Stevensville village	584	7	17	23	76	138	132	86	39	66	1968
New Buffalo city	1,417	41	33	55	242	197	221	221	129	278	1964
New Buffalo township	2,148	57	208	213	186	253	225	300	252	454	1963
Grand Beach village	333	11	42	30	22	29	26	28	48	97	1958
Michiana village	354	4	24	25	34	33	42	66	38	88	1958
Niles city ¹	5,478	37	77	25	194	707	724	847	819	2,048	1948
Niles township	5,573	166	429	232	487	771	815	1,548	537	588	1961
Oronoko charter township	3,545	23	122	152	348	896	691	495	259	559	1967
Berrien Springs village	795	0	7	28	32	97	90	151	91	299	1950
Pipestone township	899	15	31	52	81	137	132	111	72	268	1960
Royalton township	1,366	42	106	177	163	287	180	114	60	237	1973
St. Joseph city	4,566	0	63	41	152	413	589	783	800	1,725	1947
St. Joseph charter township	4,301	40	250	279	295	748	950	1,010	344	385	1964
Shoreham village	475	21	44	42	84	90	43	66	35	50	1975
Sodus township	959	25	69	49	145	199	102	93	54	223	1970
Three Oaks township	1,279	23	61	46	99	110	142	156	106	536	1950
Three Oaks village	797	2	23	23	58	49	89	103	90	360	1944
Watervliet city	753	0	15	0	81	64	81	166	83	263	1952
Watervliet township	1,719	19	146	119	167	257	261	132	170	448	1964
Weesaw township	891	11	33	35	46	133	109	67	122	335	1949

¹A small portion of the City of Niles extends into Cass County. Figures for the City of Niles represent its entire geographical extent (population of Niles in Cass County is five in 2000 and two in 1990). For more information see Introduction, page i, D.1.

Source: U. S. Census, Summary File 3, H34

YEAR STRUCTURE BUILT Cass County

	Total Units	YEAR STRUCTURE BUILT										Median Year
		1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier		
Cass County¹	23,884	566	1,551	1,471	2,263	4,064	3,193	3,507	2,300	4,969	1964	
Calvin township	1,003	18	107	120	131	245	118	93	54	117	1975	
Dowagiac city	2,603	25	31	88	196	356	201	295	408	1,003	1947	
Howard township	2,651	54	217	154	203	500	400	451	353	319	1965	
Jefferson township	980	39	154	103	99	159	88	116	41	181	1974	
La Grange township	1,595	24	54	51	117	209	235	237	227	441	1955	
Cassopolis village	780	4	14	15	70	100	92	97	89	299	1950	
Marcellus township	1,193	19	68	69	111	145	141	108	101	431	1956	
Marcellus village	463	2	14	10	21	31	25	51	37	272	1939	
Mason township	1,021	15	88	106	201	206	121	112	36	136	1975	
Milton township	964	44	70	83	96	211	101	142	81	136	1971	
Newberg township	781	31	62	57	73	98	72	107	44	237	1960	
Ontwa township	2,648	83	195	179	235	441	429	436	252	398	1966	
Edwardsburg village	533	15	28	28	79	87	50	69	40	137	1964	
Penn township	1,274	37	69	59	83	222	157	263	111	273	1960	
Vandalia village	155	8	12	7	12	15	15	6	11	69	1948	
Pokagon township	937	21	49	57	72	168	111	138	84	237	1961	
Porter township	2,040	52	162	126	192	383	338	350	154	283	1967	
Silver Creek township	2,386	38	112	117	241	470	405	428	180	395	1965	
Volinia township	581	20	31	51	57	67	63	71	59	162	1960	
Wayne township	1,227	46	82	51	156	184	213	160	115	220	1966	

¹A small portion of the City of Niles extends into Cass County. See Berrien County for Niles data (population of Niles in Cass County is five in 2000 and two in 1990). For more information see Introduction, page i, D.1.

Source: U. S. Census, Summary File 3, H34

YEAR STRUCTURE BUILT Van Buren County

	Total Units	YEAR STRUCTURE BUILT									Median Year
		1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier	
Van Buren County	33,975	769	2,408	2,838	4,452	6,060	3,803	3,642	2,363	7,640	1969
Almena township	1,631	59	187	292	292	293	217	76	27	188	1980
Antwerp township	3,940	111	524	435	661	894	324	238	176	577	1977
Lawton village	675	4	37	63	58	70	41	56	55	291	1948
Mattawan village	1,012	26	142	121	209	277	70	43	23	101	1980
Arlington township	943	25	71	54	91	171	128	131	56	216	1965
Bangor city	804	6	33	17	88	92	90	145	78	255	1955
Bangor township	942	17	67	58	90	190	151	96	79	194	1967
Bloomington township	1,466	50	98	145	240	340	130	91	53	319	1974
Bloomington village	199	2	7	3	1	23	10	18	29	106	1939
Columbia township	1,447	45	128	79	138	313	173	135	114	322	1969
Breedsville village	87	3	0	0	0	12	16	7	7	42	1942
Covert township	1,683	30	63	102	232	310	244	226	105	371	1966
Decatur township	1,604	7	94	141	133	176	150	188	116	599	1955
Decatur village	772	4	26	8	20	70	74	109	76	385	1940
Geneva township	1,553	64	156	202	392	211	90	130	40	268	1981
Gobles city	329	2	8	21	22	33	32	57	16	138	1952
Hamilton township	723	24	26	74	115	164	75	67	26	152	1973
Hartford city	1,038	12	48	47	121	121	96	147	96	350	1955
Hartford township	1,169	0	111	129	141	262	103	103	97	223	1972
Keeler township	1,562	23	48	79	117	253	265	284	217	276	1960
Lawrence township	1,515	22	119	111	149	269	169	171	73	432	1965
Lawrence village	406	5	21	14	58	66	23	31	47	141	1955
Paw Paw township	3,276	75	189	238	317	570	362	386	319	820	1963
Paw Paw village	1,515	39	77	92	97	203	153	186	215	453	1955
Pine Grove township	1,122	66	53	90	183	215	104	136	78	197	1972
Porter township	1,387	36	91	106	181	242	243	214	79	195	1968
South Haven city ¹	2,981	14	119	224	321	284	284	309	370	1,056	1952
South Haven charter township	1,883	18	74	112	298	438	274	261	125	283	1970
Waverly township	993	63	110	89	130	219	99	51	23	209	1975

¹A small portion of South Haven extends into Allegan County. Figures for the City of South Haven represent its entire geographical extent (population of South Haven in Allegan County is eight in 2000 and none in 1990 and before). For more information see Introduction, page i, D.2.

Source: U. S. Census, Summary File 3, H34

1999 ANNUAL BUILDING PERMITS
Berrien County (cont.)

	1 unit			2 units			3-4 units			5+ units		
	Bldgs	Units	Value	Bldgs	Units	Value	Bldgs	Units	Value	Bldgs	Units Value	Value
Chikaming township	31	31	7,137,259	0	0	0	0	0	0	0	0	0
Coloma	1	1	152,900	0	0	0	0	0	0	0	0	0
Coloma charter township	43	43	4,280,176	0	0	0	0	0	0	0	0	0
Eau Claire village*	1	1	108,000	0	0	0	0	0	0	0	0	0
Galien township	9	9	1,328,960	0	0	0	0	0	0	0	0	0
Galien village*	2	2	190,000	0	0	0	0	0	0	0	0	0
Grand Beach village*	10	10	3,317,500	0	0	0	0	0	0	0	0	0
Hagar township	16	16	2,061,947	0	0	0	0	0	0	0	0	0
Lake charter township	13	13	1,424,500	0	0	0	0	0	0	0	0	0
Lincoln charter township	56	56	10,182,733	1	2	120,000	1	4	240,000	1	45	1,785,000
Michiana village*	4	4	787,000	0	0	0	0	0	0	0	0	0
New Buffalo	7	7	1,046,000	0	0	0	0	0	0	0	0	0
New Buffalo township	12	12	6,480,000	0	0	0	0	0	0	0	0	0
Niles	6	6	397,500	0	0	0	0	0	0	9	116	6,591,591
Niles township	43	43	5,199,292	0	0	0	0	0	0	0	0	0
Oronoko charter township	10	10	1,382,064	2	4	195,000	0	0	0	0	0	0
Pipestone township	13	13	1,761,098	0	0	0	0	0	0	0	0	0
Royalton township	25	25	5,314,860	0	0	0	0	0	0	0	0	0
Sodus township	10	10	638,303	0	0	0	0	0	0	0	0	0
St. Joseph	6	6	1,112,800	0	0	0	0	0	0	0	0	0
St. Joseph charter township	46	46	7,637,050	0	0	0	0	0	0	0	0	0
Stevensville village*	1	1	105,000	0	0	0	0	0	0	0	0	0
Three Oaks township	6	6	812,000	0	0	0	0	0	0	0	0	0
Watervliet	1	1	90,796	0	0	0	0	0	0	0	0	0
Watervliet township	15	15	1,453,177	0	0	0	0	0	0	0	0	0
Weesaw township	0	0	0	0	0	0	0	0	0	0	0	0

*Village data are not included with township totals. Villages will also be found alphabetically, not under the township they are affiliated with.

Source: Manufacturing and Construction Statistics U.S. Census Bureau Annual 1999, 1999 Annual Building Permits (Imputed)
http://www.michigan.gov/census/0,1607,7-162-15585_15592-38449--,00.html

Statistics are based upon reports submitted by local building permit officials in response to a mail survey. They are obtained using Form C-404, "Report of New Privately-Owned Residential Building or Zoning Permits Issued." When a report is not received, missing data are either (1) obtained from the Survey of Use of Permits (SUP) which is used to collect information on housing starts, or (2) imputed. Data for SUP are available only for about 850 places for which Census Bureau field representatives list permits. Imputations are based on the assumption that the ratio of current month authorizations to those of a year ago should be the same for reporting and nonreporting places.

1999 ANNUAL BUILDING PERMITS Cass County

	1 unit			2 units			3-4 units			5+ units		
	<u>Bldgs</u>	<u>Units</u>	<u>Value</u>	<u>Bldgs</u>	<u>Units</u>	<u>Value</u>	<u>Bldgs</u>	<u>Units</u>	<u>Value</u>	<u>Bldgs</u>	<u>Units</u>	<u>Value</u>
Cass County	310	310	27,479,451	2	4	230,000	0	0	0	3	15	795,000
Calvin township	14	14	1,331,500	0	0	0	0	0	0	0	0	0
Cassopolis village*	2	2	105,000	0	0	0	0	0	0	0	0	0
Dowagiac	10	10	670,105	0	0	0	0	0	0	0	0	0
Edwardsburg village*	6	6	403,610	0	0	0	0	0	0	3	15	795,000
Howard township	39	39	4,285,278	0	0	0	0	0	0	0	0	0
Jefferson township	26	26	3,033,723	0	0	0	0	0	0	0	0	0
La Grange township	6	6	354,102	0	0	0	0	0	0	0	0	0
Marcellus township	12	12	814,500	0	0	0	0	0	0	0	0	0
Marcellus village*	0	0	0	0	0	0	0	0	0	0	0	0
Mason township	21	21	2,097,400	2	4	230,000	0	0	0	0	0	0
Milton township	34	34	795,900	0	0	0	0	0	0	0	0	0
Ontwa township	27	27	3,425,700	0	0	0	0	0	0	0	0	0
Pokagon township	21	21	953,792	0	0	0	0	0	0	0	0	0
Porter township	31	31	3,196,422	0	0	0	0	0	0	0	0	0
Silver Creek township	27	27	3,124,324	0	0	0	0	0	0	0	0	0
Volinia township	12	12	1,250,000	0	0	0	0	0	0	0	0	0
Wayne township	22	22	1,638,095	0	0	0	0	0	0	0	0	0

*Village data are not included with township totals. Villages will also be found alphabetically, not under the township they are affiliated with.

Source: Manufacturing and Construction Statistics U.S. Census Bureau Annual 1999, 1999 Annual Building Permits (Imputed)

http://www.michigan.gov/census/0,1607,7-162-15585_15592-38449--,00.html

Statistics are based upon reports submitted by local building permit officials in response to a mail survey. They are obtained using Form C-404, "Report of New Privately-Owned Residential Building or Zoning Permits Issued." When a report is not received, missing data are either (1) obtained from the Survey of Use of Permits (SUP) which is used to collect information on housing starts, or (2) imputed. Data for SUP are available only for about 850 places for which Census Bureau field representatives list permits. Imputations are based on the assumption that the ratio of current month authorizations to those of a year ago should be the same for reporting and nonreporting places.

1999 ANNUAL BUILDING PERMITS Van Buren County

	1 unit			2 units			3-4 units			5+ units		
	Bldgs	Units	Value	Bldgs	Units	Value	Bldgs	Units	Value	Bldgs	Units Value	Value
Van Buren County	464	464	36,634,430	0	0	0	0	0	0	0	0	0
Almena township	62	62	4,065,648	0	0	0	0	0	0	0	0	0
Antwerp township	73	73	3,587,420	0	0	0	0	0	0	0	0	0
Arlington township	16	16	2,103,450	0	0	0	0	0	0	0	0	0
Bangor	4	4	233,980	0	0	0	0	0	0	0	0	0
Bangor township	15	15	1,294,900	0	0	0	0	0	0	0	0	0
Bloomington township	4	4	449,116	0	0	0	0	0	0	0	0	0
Breedsville village*	0	0	0	0	0	0	0	0	0	0	0	0
Columbia township	42	42	800,000	0	0	0	0	0	0	0	0	0
Covert township	14	14	1,457,000	0	0	0	0	0	0	0	0	0
Decatur township	9	9	928,000	0	0	0	0	0	0	0	0	0
Decatur village*	6	6	313,000	0	0	0	0	0	0	0	0	0
Geneva township	24	24	1,355,559	0	0	0	0	0	0	0	0	0
Gobles	2	2	189,784	0	0	0	0	0	0	0	0	0
Hamilton township	15	15	1,684,187	0	0	0	0	0	0	0	0	0
Hartford	6	6	315,964	0	0	0	0	0	0	0	0	0
Hartford township	12	12	1,577,587	0	0	0	0	0	0	0	0	0
Keeler township	10	10	1,314,656	0	0	0	0	0	0	0	0	0
Lawrence township	15	15	1,008,405	0	0	0	0	0	0	0	0	0
Lawrence village*	4	4	244,500	0	0	0	0	0	0	0	0	0
Lawton village*	5	5	445,000	0	0	0	0	0	0	0	0	0
Mattawan village*	31	31	2,668,385	0	0	0	0	0	0	0	0	0
Paw Paw township	31	31	3,597,880	0	0	0	0	0	0	0	0	0
Paw Paw village*	1	1	131,466	0	0	0	0	0	0	0	0	0
Pine Grove township	20	20	1,355,270	0	0	0	0	0	0	0	0	0
Porter township	20	20	2,656,000	0	0	0	0	0	0	0	0	0
South Haven	23	23	2,857,273	0	0	0	0	0	0	0	0	0

*Village data are not included with township totals. Villages will also be found alphabetically, not under the township they are affiliated with.

Source: Manufacturing and Construction Statistics U.S. Census Bureau Annual 1999, 1999 Annual Building Permits (Imputed)
http://www.michigan.gov/census/0,1607,7-162-15585_15592-38449--,00.html

Statistics are based upon reports submitted by local building permit officials in response to a mail survey. They are obtained using Form C-404, "Report of New Privately-Owned Residential Building or Zoning Permits Issued." When a report is not received, missing data are either (1) obtained from the Survey of Use of Permits (SUP) which is used to collect information on housing starts, or (2) imputed. Data for SUP are available only for about 850 places for which Census Bureau field representatives list permits. Imputations are based on the assumption that the ratio of current month authorizations to those of a year ago should be the same for reporting and nonreporting places.

2000 ANNUAL BUILDING PERMITS
Berrien County (cont.)

	1 unit			2 units			3-4 units			5+ units		
	Bldgs	Units	Value	Bldgs	Units	Value	Bldgs	Units	Value	Bldgs	Units	Value
Chikaming township	23	23	4,913,399	0	0	0	0	0	0	0	0	0
Coloma	0	0	0	0	0	0	0	0	0	0	0	0
Coloma charter township	20	20	2,217,922	0	0	0	0	0	0	0	0	0
Eau Claire village*	0	0	0	0	0	0	0	0	0	0	0	0
Galien township	9	9	1,328,960	0	0	0	0	0	0	0	0	0
Galien village*	0	0	0	0	0	0	0	0	0	0	0	0
Grand Beach village*	5	5	1,093,000	0	0	0	0	0	0	0	0	0
Hagar township	13	13	1,319,904	0	0	0	0	0	0	0	0	0
Lake charter township	13	13	2,178,789	0	0	0	0	0	0	0	0	0
Lincoln charter township	65	65	11,208,413	0	0	0	0	0	0	0	0	0
Michiana village*	4	4	787,000	0	0	0	0	0	0	0	0	0
New Buffalo	3	3	638,990	0	0	0	0	0	0	0	0	0
New Buffalo township	29	29	6,668,827	0	0	0	0	0	0	0	0	0
Niles	9	9	1,393,397	0	0	0	0	0	0	0	0	0
Niles township	35	35	4,942,539	1	2	140,000	0	0	0	1	12	770,000
Oronoko charter township	12	12	1,742,000	0	0	0	0	0	0	0	0	0
Pipestone township	11	11	1,281,872	0	0	0	0	0	0	0	0	0
Royalton township	24	24	5,102,266	0	0	0	0	0	0	0	0	0
Sodus township	6	6	533,800	0	0	0	0	0	0	0	0	0
St. Joseph	19	19	5,638,000	0	0	0	0	0	0	0	0	0
St. Joseph charter township	45	45	7,989,786	0	0	0	0	0	0	0	0	0
Stevensville village*	2	2	255,000	0	0	0	0	0	0	0	0	0
Three Oaks township	5	5	1,847,750	0	0	0	0	0	0	0	0	0
Watervliet	2	2	250,000	0	0	0	0	0	0	0	0	0
Watervliet township	18	18	2,693,769	0	0	0	2	8	880,000	0	0	0

*Village data are not included with township totals. Villages will also be found alphabetically, not under the township they are affiliated with.

Source: Manufacturing and Construction Statistics U.S. Census Bureau Annual 2000, 2000 Annual Building Permits (Imputed)
http://www.michigan.gov/census/0,1607,7-162-15585_15592-38449--,00.html

Statistics are based upon reports submitted by local building permit officials in response to a mail survey. They are obtained using Form C-404, "Report of New Privately-Owned Residential Building or Zoning Permits Issued." When a report is not received, missing data are either (1) obtained from the Survey of Use of Permits (SUP) which is used to collect information on housing starts, or (2) imputed. Data for SUP are available only for about 850 places for which Census Bureau field representatives list permits. Imputations are based on the assumption that the ratio of current month authorizations to those of a year ago should be the same for reporting and nonreporting places.

2000 ANNUAL BUILDING PERMITS Cass County

	1 unit			2 units			3-4 units			5+ units				
	<u>Bldgs</u>	<u>Units</u>	<u>Value</u>	<u>Bldgs</u>	<u>Units</u>	<u>Value</u>	<u>Bldgs</u>	<u>Units</u>	<u>Value</u>	<u>Bldgs</u>	<u>Units</u>	<u>Value</u>		
											<u>Value</u>			
Cass County	314	314	38,337,638	0	4	8	439,000	0	0	0	0	0	0	0
Calvin township	17	17	1,793,258	0	0	0	0	0	0	0	0	0	0	0
Cassopolis village*	2	2	160,640	0	0	0	0	0	0	0	0	0	0	0
Dowagiac	14	14	1,154,237	0	0	0	0	0	0	0	0	0	0	0
Edwardsburg village*	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Howard township	35	35	3,170,000	0	0	0	0	0	0	0	0	0	0	0
Jefferson township	48	48	5,192,309	0	0	0	0	0	0	0	0	0	0	0
La Grange township	6	6	354,102	0	0	0	0	0	0	0	0	0	0	0
Marcellus township	7	7	794,000	0	0	0	0	0	0	0	0	0	0	0
Marcellus village*	2	2	86,950	0	0	0	0	0	0	0	0	0	0	0
Mason township	27	27	2,548,000	4	8	439,000	0	0	0	0	0	0	0	0
Milton township	31	31	8,694,000	0	0	0	0	0	0	0	0	0	0	0
Ontwa township	24	24	4,084,000	0	0	0	0	0	0	0	0	0	0	0
Pokagon township	12	12	965,000	0	0	0	0	0	0	0	0	0	0	0
Porter township	31	31	3,196,422	0	0	0	0	0	0	0	0	0	0	0
Silver Creek township	31	31	3,820,625	0	0	0	0	0	0	0	0	0	0	0
Volinia township	5	5	686,000	0	0	0	0	0	0	0	0	0	0	0
Wayne township	22	22	1,638,095	0	0	0	0	0	0	0	0	0	0	0

*Village data are not included with township totals. Villages will also be found alphabetically, not under the township they are affiliated with.

Source: Manufacturing and Construction Statistics U.S. Census Bureau Annual 2000, 2000 Annual Building Permits (Imputed)

http://www.michigan.gov/census/0,1607,7-162-15585_15592-38449--,00.html

Statistics are based upon reports submitted by local building permit officials in response to a mail survey. They are obtained using Form C-404, "Report of New Privately-Owned Residential Building or Zoning Permits Issued." When a report is not received, missing data are either (1) obtained from the Survey of Use of Permits (SUP) which is used to collect information on housing starts, or (2) imputed. Data for SUP are available only for about 850 places for which Census Bureau field representatives list permits. Imputations are based on the assumption that the ratio of current month authorizations to those of a year ago should be the same for reporting and nonreporting places.

2000 ANNUAL BUILDING PERMITS Van Buren County

	1 unit			2 units			3-4 units			5+ units				
	Bldgs	Units	Value	Bldgs	Units	Value	Bldgs	Units	Value	Bldgs	Units	Value		
Van Buren County	412	412	35,625,897	0	1	2	230,000	0	0	0	0	4	33	2,612,266
Almena township	60	60	3,934,498	0	0	0	0	0	0	0	0	0	0	0
Antwerp township	71	71	3,489,134	0	0	0	0	0	0	0	0	0	0	0
Arlington township	15	15	2,067,552	0	0	0	0	0	0	0	0	0	0	0
Bangor	2	2	144,000	0	0	0	0	0	0	0	0	0	0	0
Bangor township	14	14	1,007,149	0	0	0	0	0	0	0	0	0	0	0
Bloomington township	21	21	1,939,918	0	0	0	0	0	0	0	0	0	0	0
Breedsville village*	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Columbia township	25	25	1,150,000	0	0	0	0	0	0	0	0	0	0	0
Covert township	13	13	1,559,000	0	0	0	0	0	0	0	0	0	0	0
Decatur township	11	11	978,000	0	0	0	0	0	0	0	0	0	0	0
Decatur village*	3	3	325,000	0	0	0	0	0	0	0	0	0	0	0
Geneva township	23	23	1,299,077	0	0	0	0	0	0	0	0	0	0	0
Gobles	2	2	189,784	0	0	0	0	0	0	0	0	0	0	0
Hamilton township	14	14	1,929,715	0	0	0	0	0	0	0	0	0	0	0
Hartford	2	2	222,000	0	0	0	0	0	0	0	0	0	0	0
Hartford township	12	12	1,577,587	0	0	0	0	0	0	0	0	0	0	0
Keeler township	6	6	827,021	0	0	0	0	0	0	0	0	0	0	0
Lawrence township	14	14	941,178	0	0	0	0	0	0	0	0	0	0	0
Lawrence village*	1	1	68,000	0	0	0	0	0	0	0	0	0	0	0
Lawton village*	5	5	445,000	0	0	0	0	0	0	0	0	0	0	0
Mattawan village*	30	30	2,582,308	0	0	0	0	0	0	0	0	0	0	0
Paw Paw township	9	9	1,240,531	0	0	0	0	0	0	0	0	0	0	0
Paw Paw village*	5	5	689,184	0	0	0	0	0	0	0	3	24	1,312,266	
Pine Grove township	19	19	1,287,506	0	0	0	0	0	0	0	0	0	0	0
Porter township	14	14	1,799,600	0	0	0	0	0	0	0	0	0	0	0
South Haven	21	21	3,933,155	1	2	230,000	0	0	0	1	9	1,300,000		

*Village data are not included with township totals. Villages will also be found alphabetically, not under the township they are affiliated with.

Source: Manufacturing and Construction Statistics U.S. Census Bureau Annual 2000, 2000 Annual Building Permits (Imputed)
http://www.michigan.gov/census/0,1607,7-162-15585_15592-38449--,00.html

Statistics are based upon reports submitted by local building permit officials in response to a mail survey. They are obtained using Form C-404, "Report of New Privately-Owned Residential Building or Zoning Permits Issued." When a report is not received, missing data are either (1) obtained from the Survey of Use of Permits (SUP) which is used to collect information on housing starts, or (2) imputed. Data for SUP are available only for about 850 places for which Census Bureau field representatives list permits. Imputations are based on the assumption that the ratio of current month authorizations to those of a year ago should be the same for reporting and nonreporting places.

RESIDENTIAL CLOSED SALES BY AREA

1998-2001
Regional

Area ¹	Units Sold					Average Price					Average Days on the Market				
	1998	1999	2000	2001	2002	1998	1999	2000	2001	2002	1998	1999	2000	2001	2002
1	351	400	389	310	403	\$196,079	\$179,285	\$230,840	\$263,539	\$284,686	182	177	160	139	170
2	524	503	529	493	533	\$81,521	\$91,025	\$89,501	\$100,285	\$97,521	87	97	87	101	103
3	582	617	536	603	605	\$152,858	\$159,789	\$172,686	\$184,330	\$189,585	102	98	93	81	98
4	191	211	205	177	170	\$98,281	\$109,668	\$118,814	\$121,569	\$125,558	104	108	102	95	124
5	115	117	98	114	135	\$116,599	\$121,091	\$131,250	\$137,524	\$129,561	127	107	92	109	127
6	149	145	170	137	151	\$82,415	\$89,017	\$89,799	\$91,481	\$97,637	164	164	126	106	164
7	276	281	269	254	287	\$68,851	\$76,037	\$75,252	\$75,082	\$76,262	98	110	89	96	98
8	172	186	168	196	178	\$108,259	\$126,661	\$142,508	\$135,140	\$140,357	130	118	144	140	142
9	345	308	328	340	362	\$102,012	\$123,566	\$112,028	\$148,322	\$152,484	117	113	108	113	112
10	39	39	21	29	38	\$166,851	\$226,941	\$266,310	\$292,892	\$374,021	112	140	166	88	115
11	109	98	112	102	102	\$87,132	\$99,419	\$67,664	\$108,788	\$104,719	146	126	144	169	121
All	2,853	2,905	2,825	2,755	2,964	\$116,995	\$128,703	\$134,418	\$147,947	\$155,853	118	117	110	107	120

Area ¹	Description
1	River Valley, New Buffalo, Bridgman, Sawyer, Three Oaks
2	Niles, Buchanan, Brandywine, Galien
3	St. Joseph, Lakeshore
4	Coloma and Watervliet
5	Berrien Springs and Eau Claire
6	Dowagiac and Marcellus
7	Benton Harbor
8	Edwardsburg, Mortville, White Pigeon, Union, Constantine, Cassopolis
9	South Haven and Bangor
10	Outside Primary Area
11	Decatur, Hartford and Paw Paw

Source: Southwestern Michigan Association of Realtors
<http://www.swmar.com/marketstats.asp>