Lapeer County, MI

SELLER'S MARKET

County · MI · Michigan

$275K MEDIAN SALE PRICE	+3.2% 1-YR CHANGE	1,195 SALES (12 MO)	$235K MEDIAN VALUE (AVM)

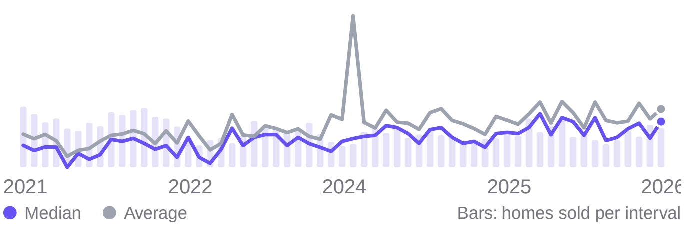
Market temperature

Seller's market · 63 / 100

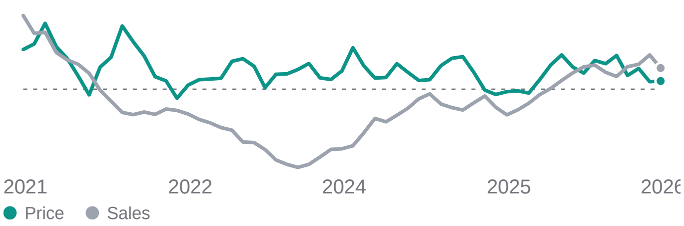
MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 63 / 100

Sale prices — Median $290K · Average $322K



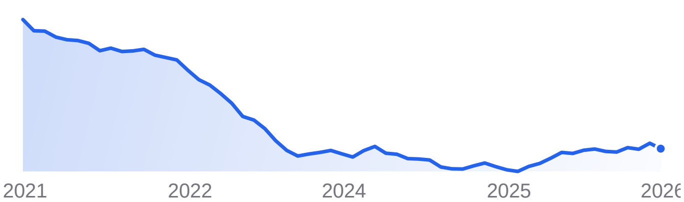
Growth (year over year) — Price +3.2% · Sales +8.2%



Price per square foot — $208/ft²

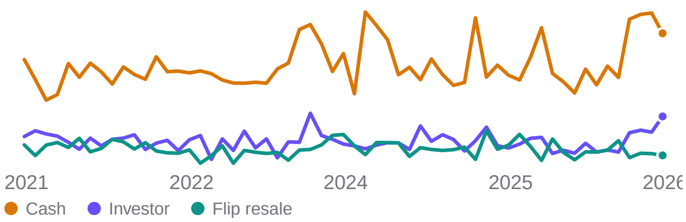
Sale premium vs estimated value — +0.0%

Annual turnover (share of homes sold) — 3.6%

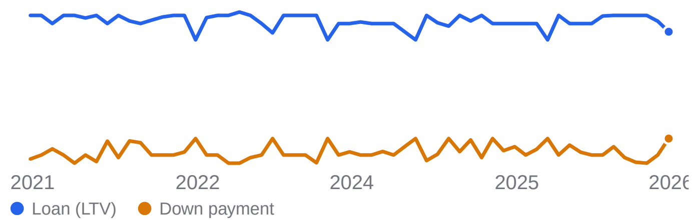


BUYERS & OUTCOMES

Buyer mix — Cash 45% · Investor 16% · Flip resale 2.7%

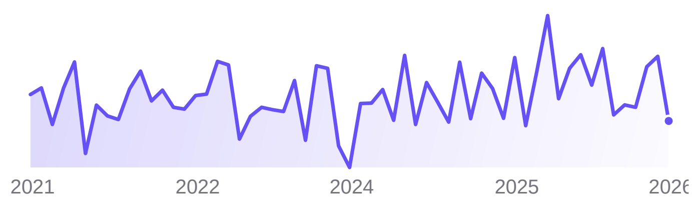


Financing (share of purchase price) — Loan (LTV) 85% · Down payment 20%

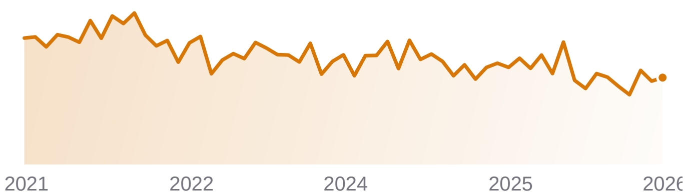


Sellers who sold at a gain — 92%

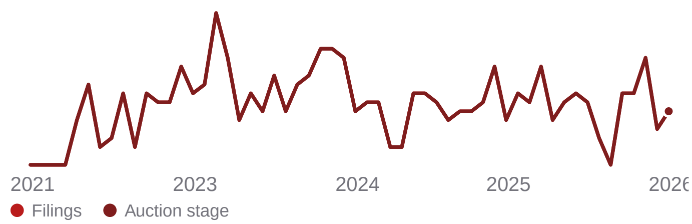
Typical hold before selling — 4.4 yrs



Median annualized return at resale — +6.6%



Preforeclosure filings — Filings 7 · Auction stage 7



HOUSING STOCK

Homes	33,589
Median value (AVM)	$235K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1978
Single family	94%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	89%
Company owned	11%
Median loan-to-value	43%

Typical ownership tenure	**18.8 yrs**

COMMUNITY

Population	**89,746**
Density	**139 / mi²**
Median household income	**$76K**
Average household income	**$96K**
Crime index (US avg 100)	**101**
Air pollution index (US avg 100)	**103**
Earthquake index (US avg 100)	**19**
Homes occupied	**94%**
Bachelor's or higher	**13%**
Poverty rate	**10.2%**
Unemployment	**1.4%**
Average temp	**47°F**
Annual precip	**31 in**
Sunshine	**53%**

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