

Macomb County, MI

County · MI · Michigan

BALANCED MARKET

\$261K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

12,144

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



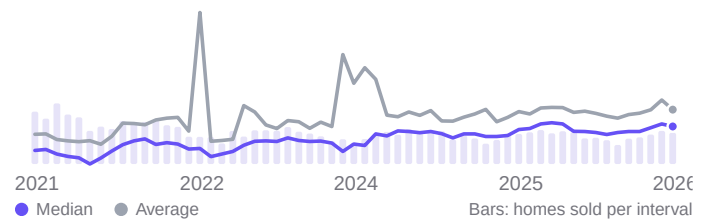
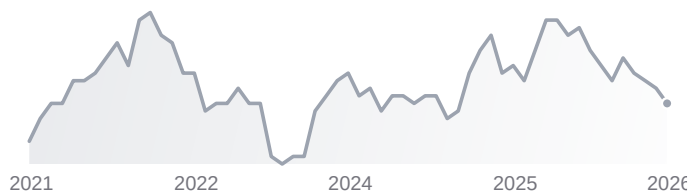
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$260K · Average \$294K

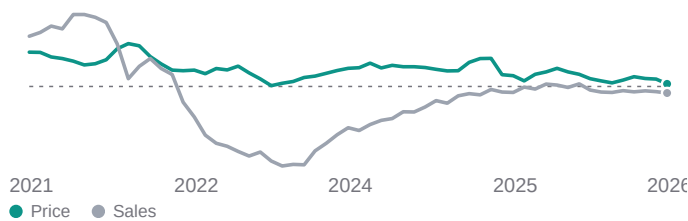


Growth (year over year)

Price +1.0% · Sales -2.4%

Price per square foot

\$189/ft²

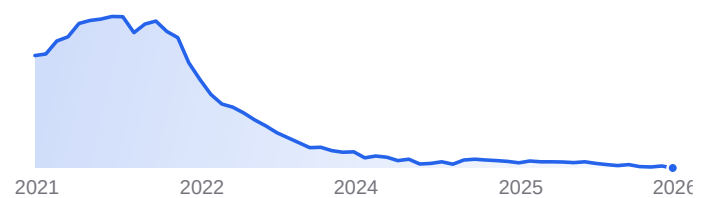
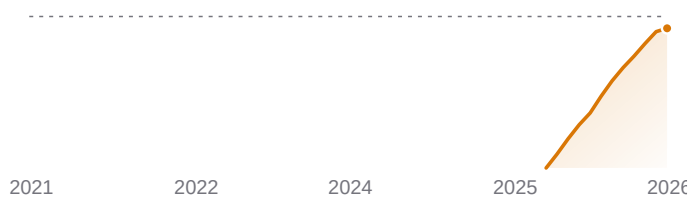


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

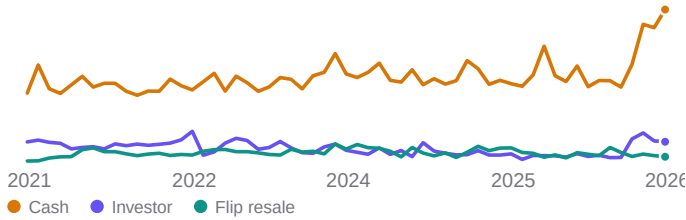
4.0%



BUYERS & OUTCOMES

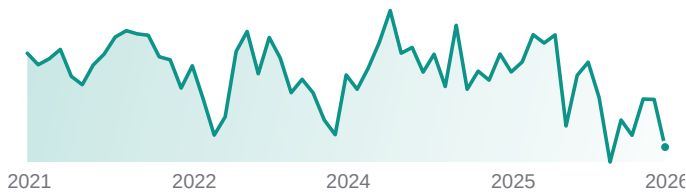
Buyer mix

Cash 51% · Investor 9.5% · Flip resale 4.8%



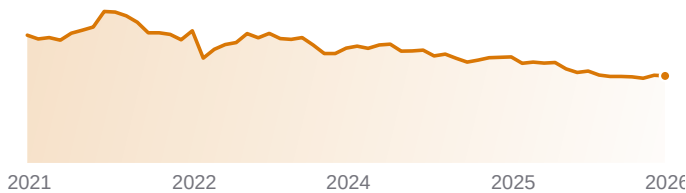
Sellers who sold at a gain

91%

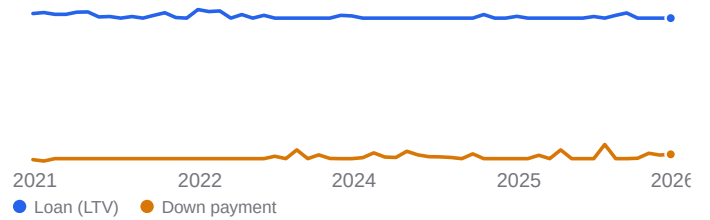


Median annualized return at resale

+5.9%

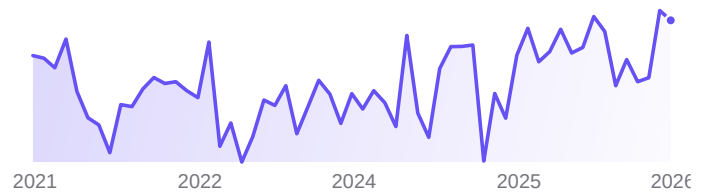


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



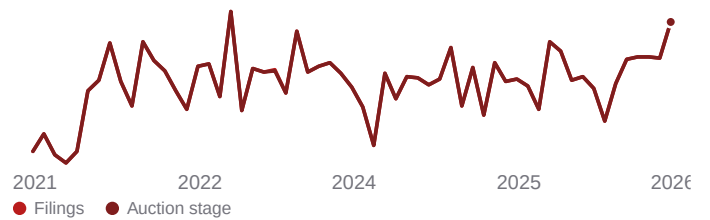
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 150 · Auction stage 150



HOUSING STOCK

Homes	306,415
Median value (AVM)	\$258K
Median size	1,446 ft²
Median bedrooms	3
Median year built	1972
Single family	79%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	87%
Company owned	12%
Median loan-to-value	45%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	888,725
Density	1,854 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	23
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	8.6%
Unemployment	1.3%
Average temp	49°F
Annual precip	33 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.