

Monroe County, MI

County · MI · Michigan

BALANCED MARKET

\$275K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

1,913

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



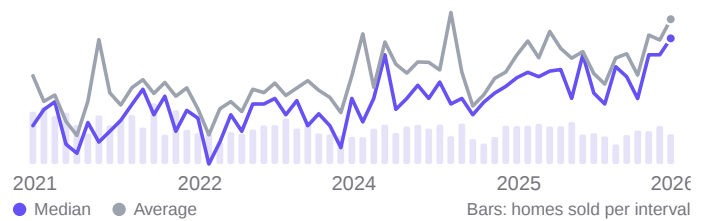
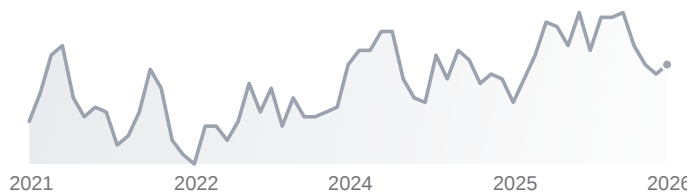
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$285K · Average \$303K

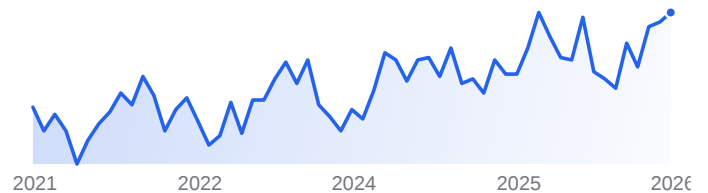
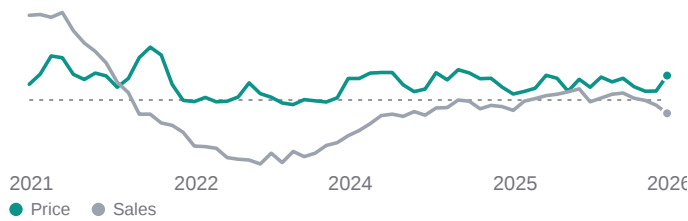


Growth (year over year)

Price +9.5% · Sales -5.2%

Price per square foot

\$183/ft²

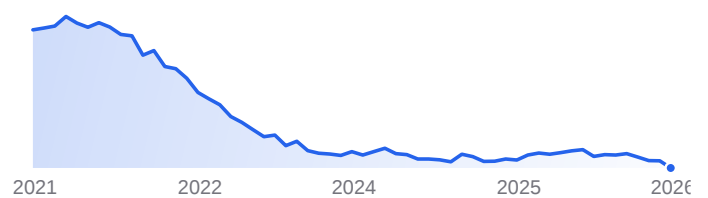


Sale premium vs estimated value

+10.8%

Annual turnover (share of homes sold)

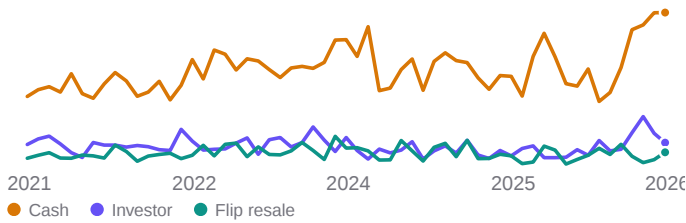
3.2%



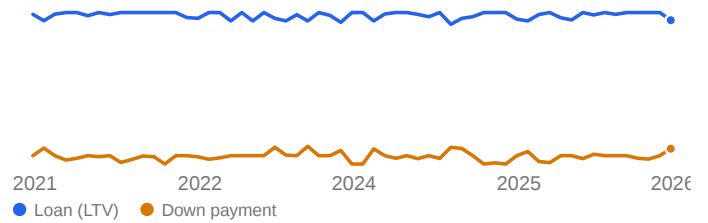
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 7.5% · Flip resale 4.8%

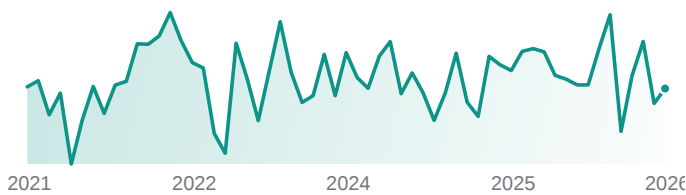


Financing (share of purchase price) Loan (LTV) 90% · Down payment 14%



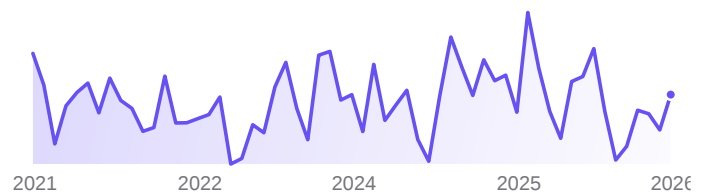
Sellers who sold at a gain

91%



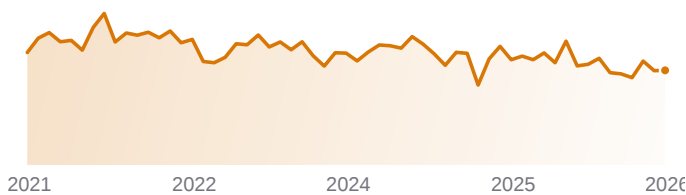
Typical hold before selling

6.1 yrs



Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 16 · Auction stage 16



HOUSING STOCK

Homes	59,944
Median value (AVM)	\$229K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1961
Single family	88%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.5%
Owner occupied	87%
Company owned	14%
Median loan-to-value	51%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	156,689
Density	285 / mi²
Median household income	\$75K
Average household income	\$97K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	35
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	9.9%
Unemployment	1.5%
Average temp	50°F
Annual precip	34 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.