

Washtenaw County, MI

County · MI · Michigan

BALANCED MARKET

\$427K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

4,014

SALES (12 MO)

\$410K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



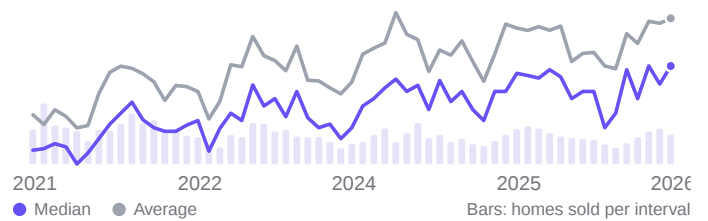
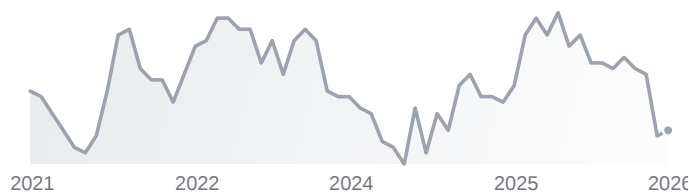
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$435K · Average \$501K

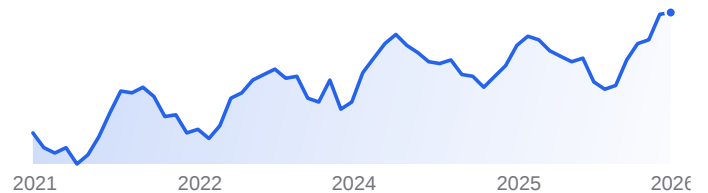
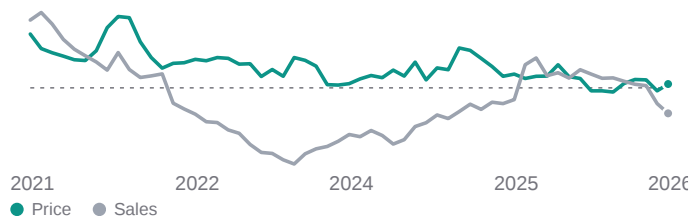


Growth (year over year)

Price +1.2% · Sales -7.9%

Price per square foot

\$266/ft²

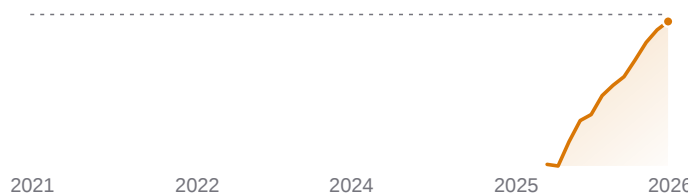


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

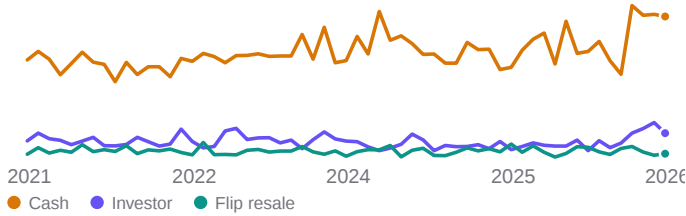
3.6%



BUYERS & OUTCOMES

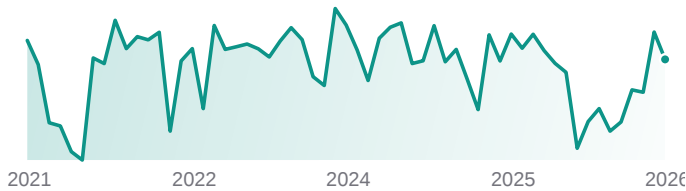
Buyer mix

Cash 42% · Investor 8.5% · Flip resale 2.7%



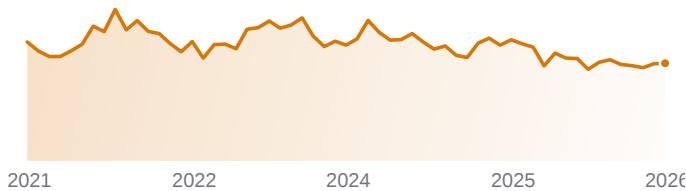
Sellers who sold at a gain

96%

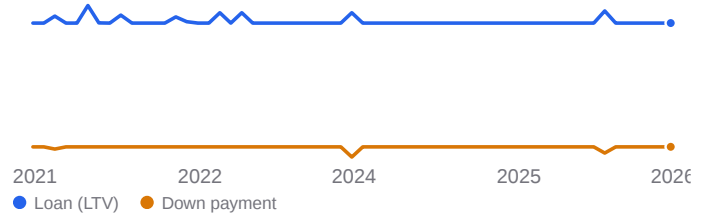


Median annualized return at resale

+5.0%

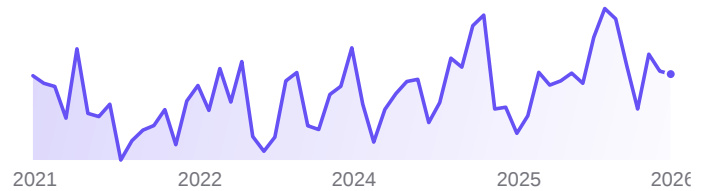


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	112,154
Median value (AVM)	\$410K
Median size	1,694 ft²
Median bedrooms	3
Median year built	1978
Single family	74%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	85%
Company owned	17%
Median loan-to-value	45%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	373,033
Density	528 / mi²
Median household income	\$85K
Average household income	\$118K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	28
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	13.7%
Unemployment	1.2%
Average temp	49°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.