

# Wayne County, MI

County · MI · Michigan

BUYER'S MARKET

**\$145K**

MEDIAN SALE PRICE

**-20.7%**

1-YR CHANGE

**20,368**

SALES (12 MO)

**\$164K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



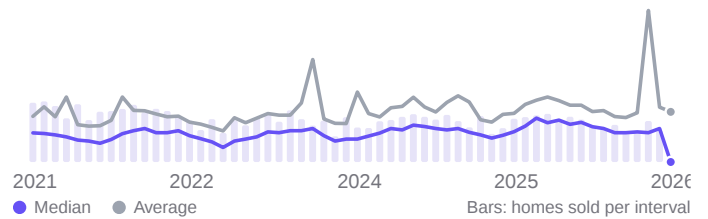
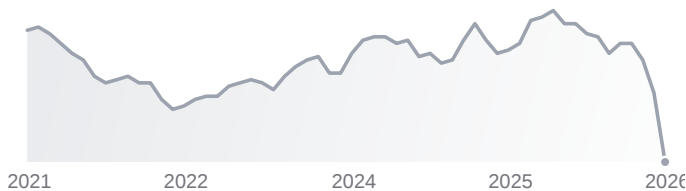
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$95K · Average \$215K

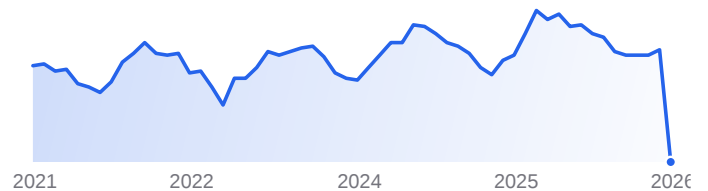
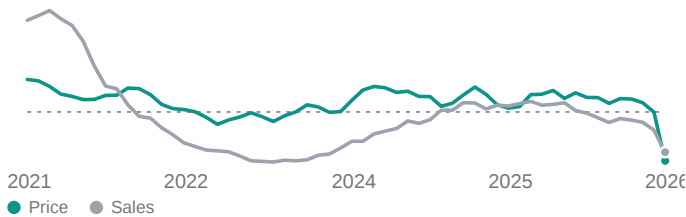


Growth (year over year)

Price -20.7% · Sales -17.0%

Price per square foot

\$78/ft²

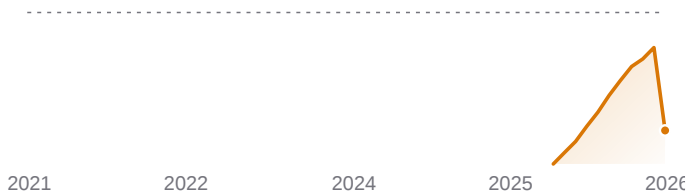


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

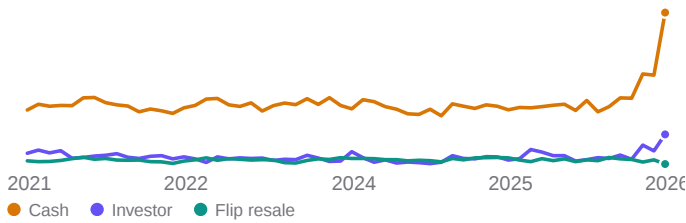
3.3%



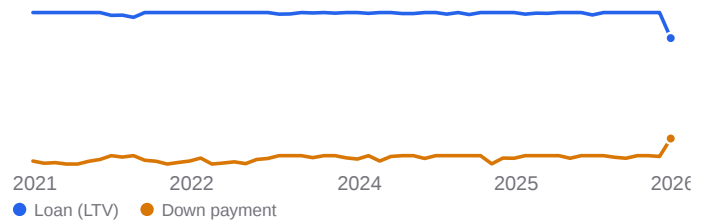
## BUYERS & OUTCOMES

### Buyer mix

Cash 94% · Investor 23% · Flip resale 5.8%

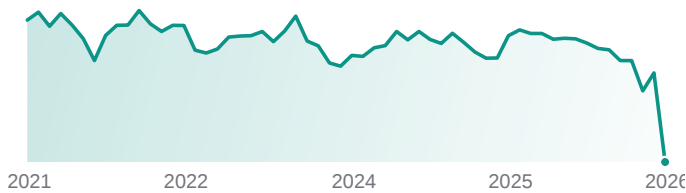


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



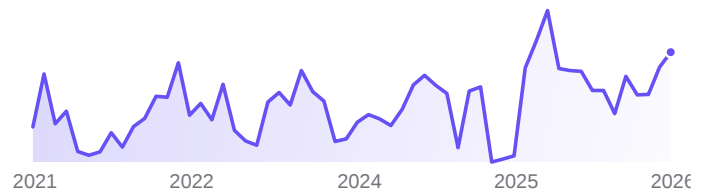
### Sellers who sold at a gain

74%



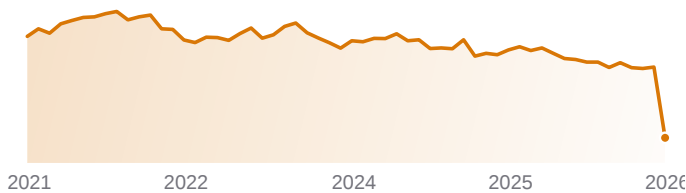
### Typical hold before selling

5.3 yrs



### Median annualized return at resale

+1.8%



### Preforeclosure filings

Filings 257 · Auction stage 257



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 617,528   |
| Median value (AVM) | \$164K    |
| Median size        | 1,263 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1950      |
| Single family      | 89%       |
| Condos             | 6.1%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 63%  |
| Underwater (LTV 125% or more) | 2.0% |
| Owner occupied                | 82%  |
| Company owned                 | 15%  |
| Median loan-to-value          | 30%  |

Typical ownership tenure

**11.3 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>1,770,070</b>              |
| Density                          | <b>2,893 / mi<sup>2</sup></b> |
| Median household income          | <b>\$61K</b>                  |
| Average household income         | <b>\$84K</b>                  |
| Crime index (US avg 100)         | <b>91</b>                     |
| Air pollution index (US avg 100) | <b>96</b>                     |
| Earthquake index (US avg 100)    | <b>27</b>                     |
| Homes occupied                   | <b>91%</b>                    |
| Bachelor's or higher             | <b>17%</b>                    |
| Poverty rate                     | <b>18.5%</b>                  |
| Unemployment                     | <b>1.5%</b>                   |
| Average temp                     | <b>49°F</b>                   |
| Annual precip                    | <b>33 in</b>                  |
| Sunshine                         | <b>53%</b>                    |

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