

River Rouge

City · MI · Michigan > Wayne County

BUYER'S MARKET

\$89K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

79

SALES (12 MO)

\$77K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



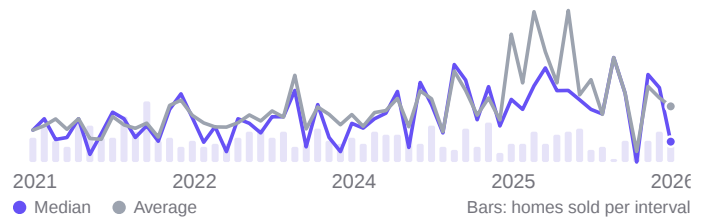
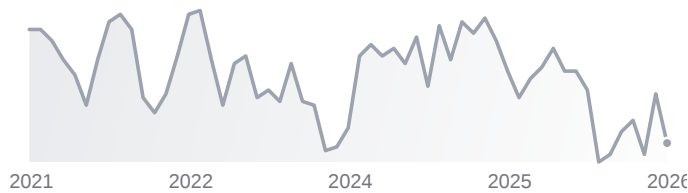
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$46K · Average \$83K

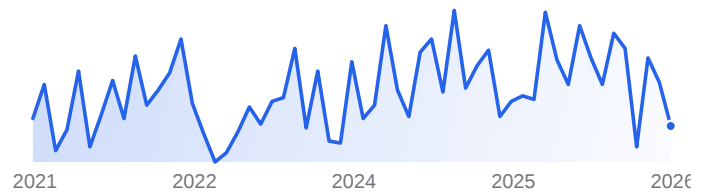
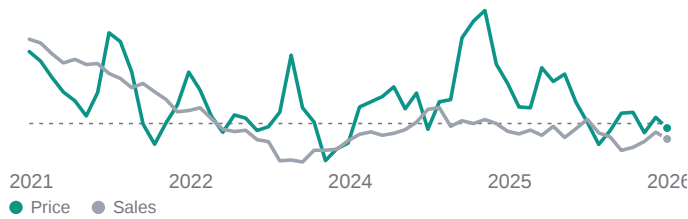


Growth (year over year)

Price -3.6% · Sales -12.2%

Price per square foot

\$40/ft²

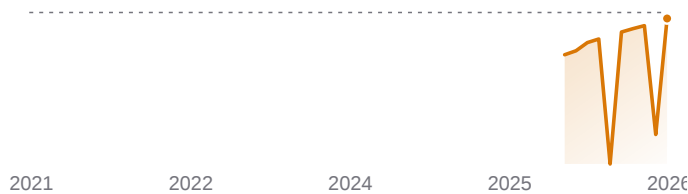


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

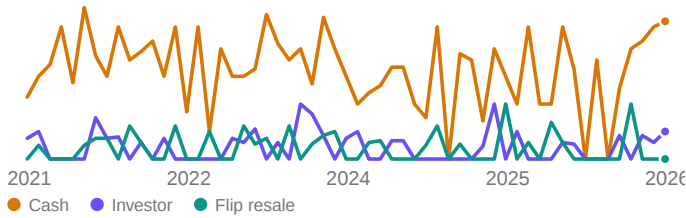
3.1%



BUYERS & OUTCOMES

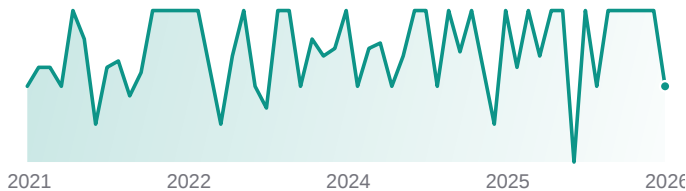
Buyer mix

Cash 83% · Investor 17% · Flip resale 0%



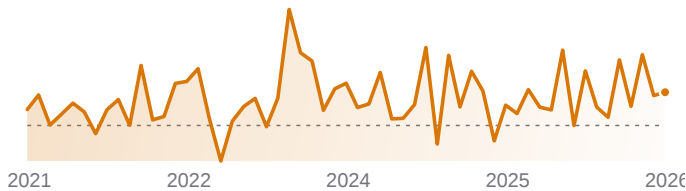
Sellers who sold at a gain

67%

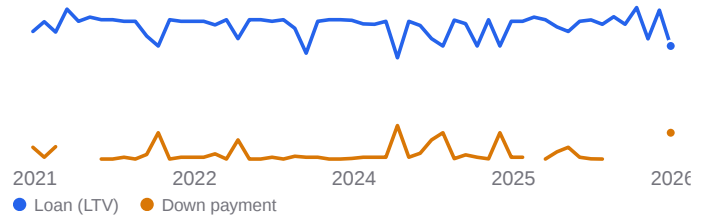


Median annualized return at resale

+12.1%



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



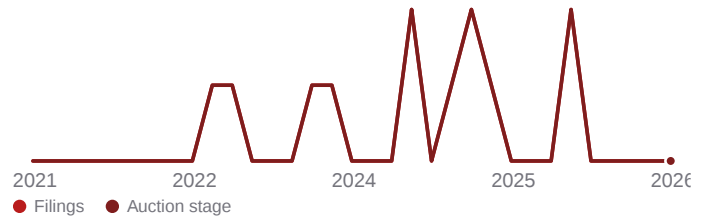
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,537
Median value (AVM)	\$77K
Median size	1,164 ft²
Median bedrooms	3
Median year built	1924
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.0%
Owner occupied	71%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	7,229
Density	2,724 / mi²
Median household income	\$31K
Average household income	\$50K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	28
Homes occupied	84%
Bachelor's or higher	6%
Poverty rate	38.1%
Unemployment	1.1%
Average temp	49°F
Annual precip	33 in
Sunshine	53%

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