

Pleasant Ridge

City · MI · Michigan · Oakland County

BALANCED MARKET

\$486K

MEDIAN SALE PRICE

-13.2%

1-YR CHANGE

43

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



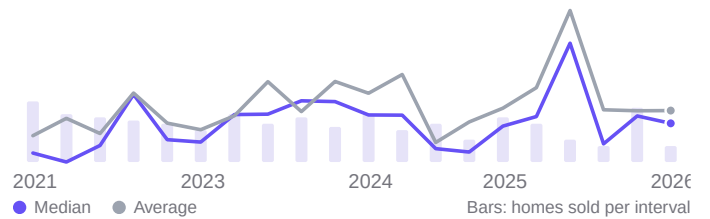
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$450K · Average \$490K

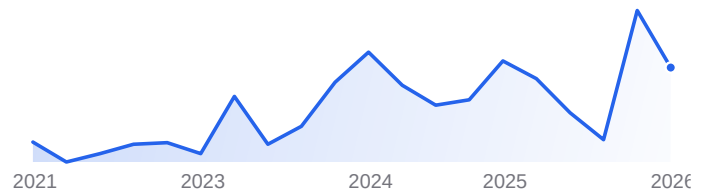
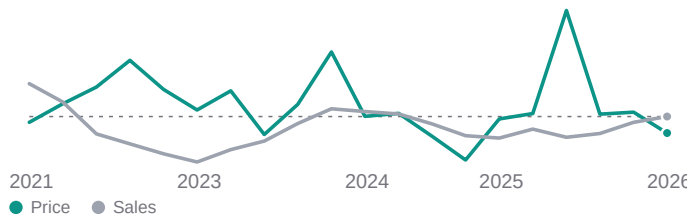


Growth (year over year)

Price -13.2% · Sales +0.0%

Price per square foot

\$307/ft²

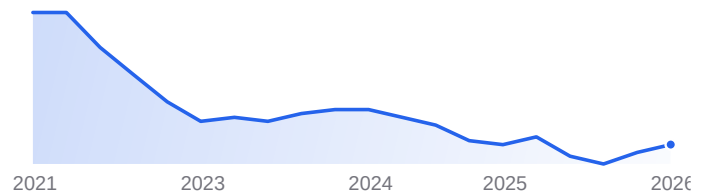


Sale premium vs estimated value

-10.0%

Annual turnover (share of homes sold)

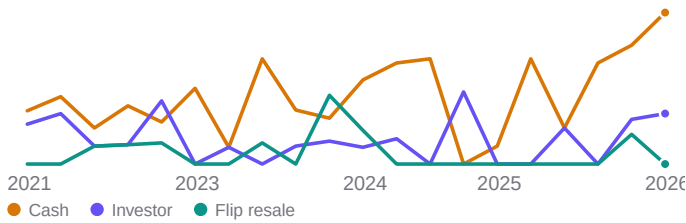
3.8%



BUYERS & OUTCOMES

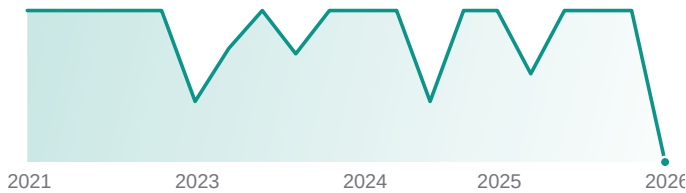
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



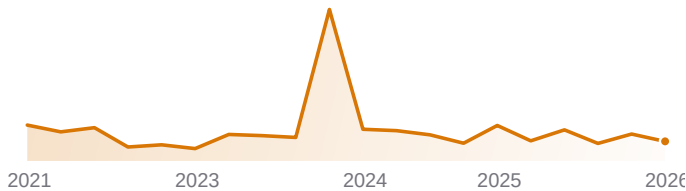
Sellers who sold at a gain

67%

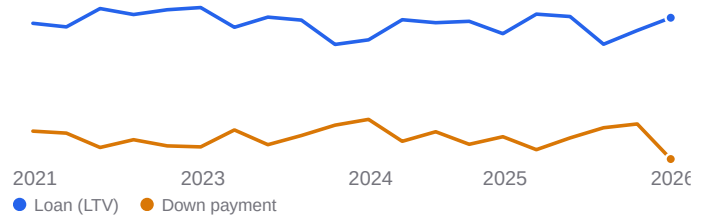


Median annualized return at resale

+4.3%

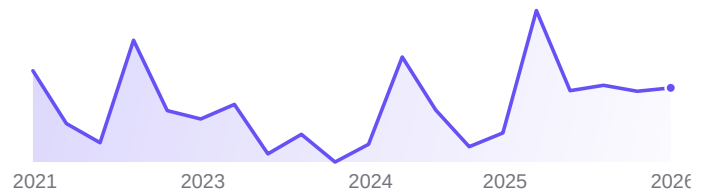


Financing (share of purchase price) Loan (LTV) 85% · Down payment 1.8%



Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,143
Median value (AVM)	\$477K
Median size	1,700 ft²
Median bedrooms	3
Median year built	1928
Single family	99%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.3%
Owner occupied	95%
Company owned	7.4%
Median loan-to-value	49%

Typical ownership tenure

14.3 yrs

COMMUNITY

Population	2,654
Density	4,645 / mi²
Median household income	\$162K
Average household income	\$187K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	24
Homes occupied	97%
Bachelor's or higher	41%
Poverty rate	2.9%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.