Allenton 48002

ZIP code · MI · Michigan › St. Clair County

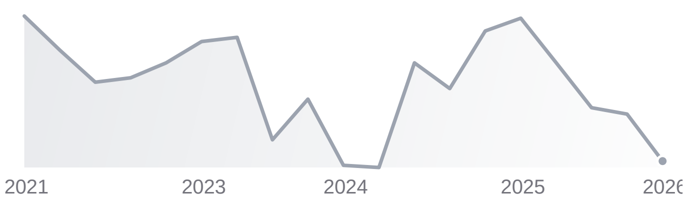
STRONG BUYER'S MARKET

$243K	-38.6%	30	$277K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

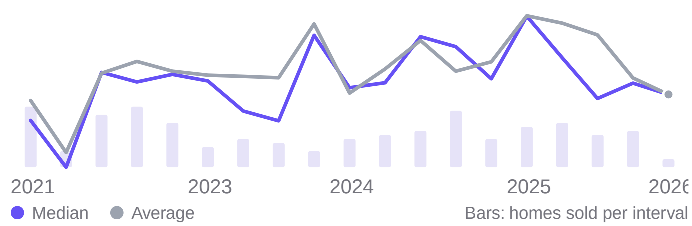
Market temperature — Strong buyer's market · 10 / 100

MARKET TRENDS (5 YEARS)

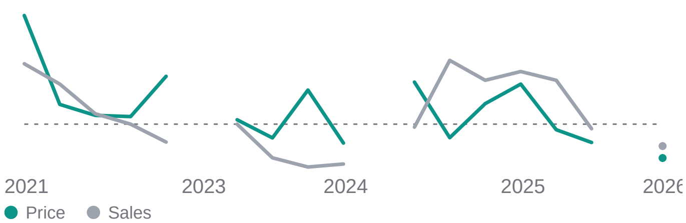
Market temperature (0–100) — 10 / 100



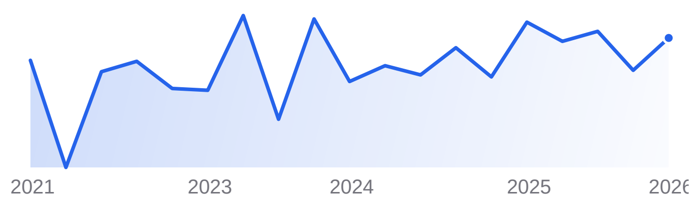
Sale prices — Median $243K · Average $243K



Growth (year over year) — Price -38.6% · Sales -25.0%

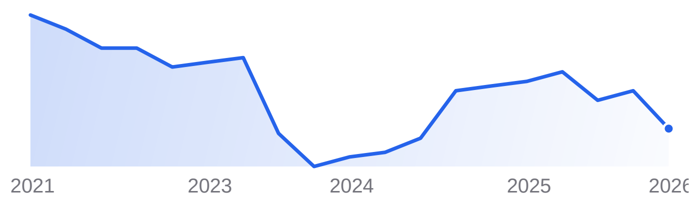


Price per square foot — $206/ft²



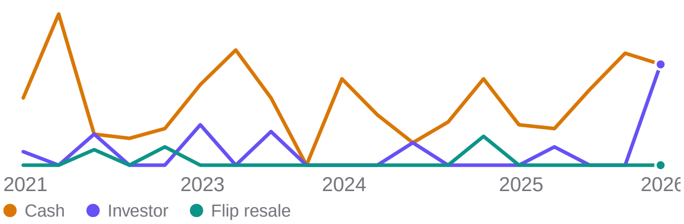
Sale premium vs estimated value — +36.9%

Annual turnover (share of homes sold) — 2.5%

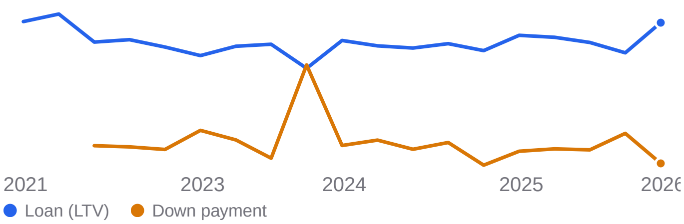


BUYERS & OUTCOMES

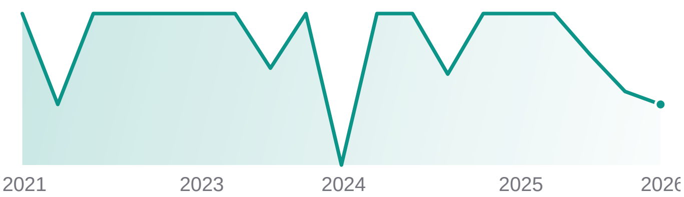
Buyer mix — Cash 50% · Investor 50% · Flip resale 0%



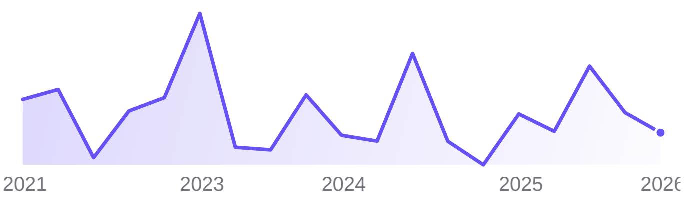
Financing (share of purchase price) — Loan (LTV) 97% · Down payment 3.0%



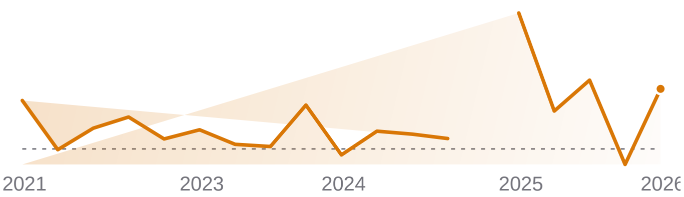
Sellers who sold at a gain — 50%



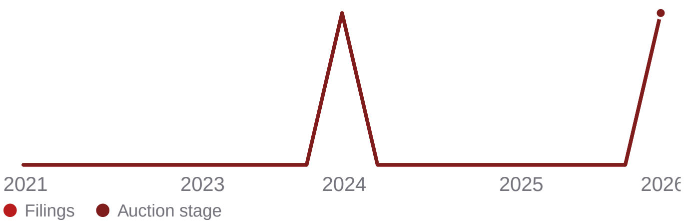
Typical hold before selling — 3.6 yrs



Median annualized return at resale — +21.5%



Preforeclosure filings — Filings 2 · Auction stage 2



HOUSING STOCK

Homes	**1,185**
Median value (AVM)	**$277K**
Median size	**1,708 ft²**
Median bedrooms	**3**
Median year built	**1988**
Single family	**99%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**59%**
Underwater (LTV 125% or more)	**2.1%**
Owner occupied	**96%**
Company owned	**6.8%**
Median loan-to-value	**43%**
Typical ownership tenure	**11.0 yrs**

COMMUNITY

Population	3,103
Density	84 / mi²
Median household income	$86K
Average household income	$111K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	17
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	4.1%
Unemployment	1.6%
Average temp	48°F
Annual precip	32 in
Sunshine	53%

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