

Armada 48005

ZIP code · MI · Michigan > Macomb County > Armada

SELLER'S MARKET

\$317K

MEDIAN SALE PRICE

+11.6%

1-YR CHANGE

78

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



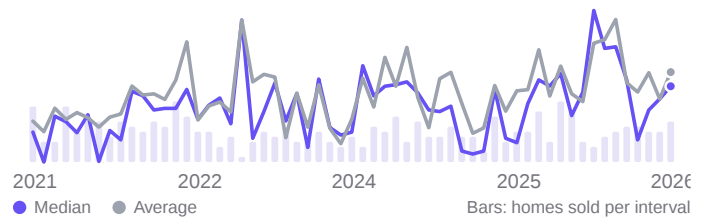
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$355K · Average \$400K

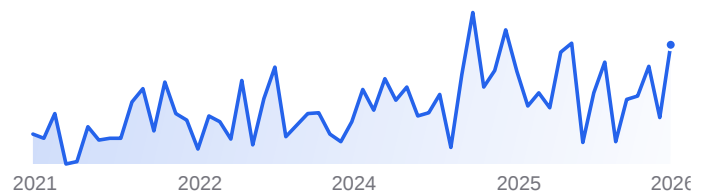
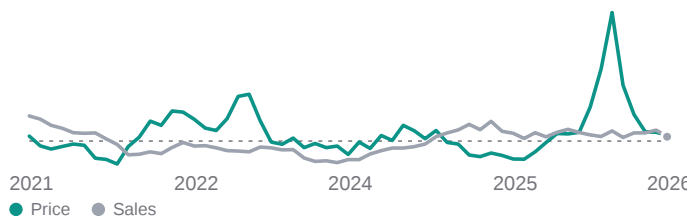


Growth (year over year)

Price +11.6% · Sales +8.3%

Price per square foot

\$266/ft²

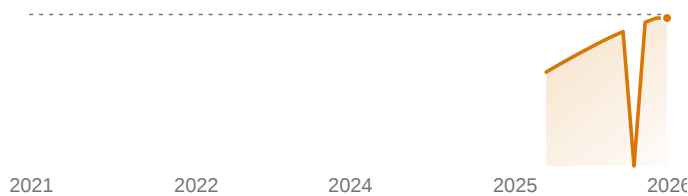


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

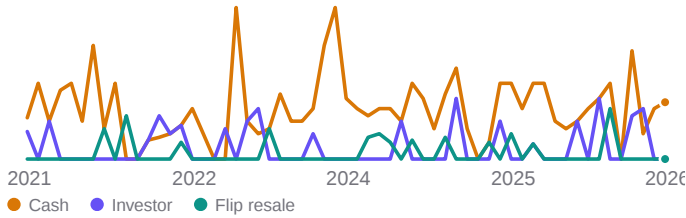
3.9%



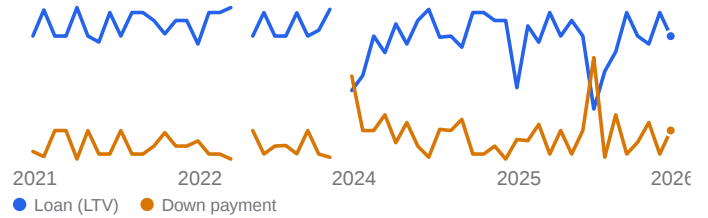
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%

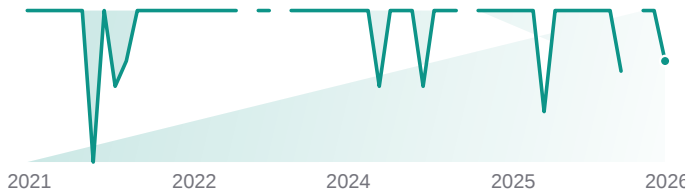


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



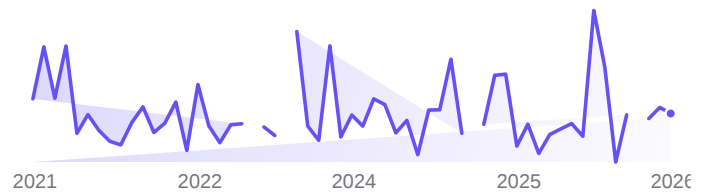
Sellers who sold at a gain

83%



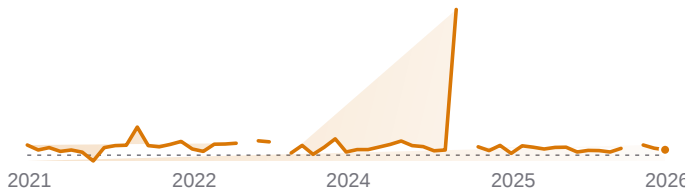
Typical hold before selling

5.6 yrs



Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,001
Median value (AVM)	\$278K
Median size	1,795 ft²
Median bedrooms	3
Median year built	1980
Single family	99%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.4%
Owner occupied	93%
Company owned	9.9%
Median loan-to-value	45%

Typical ownership tenure

19.9 yrs

COMMUNITY

Population	5,346
Density	147 / mi ²
Median household income	\$107K
Average household income	\$136K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	20
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	6.9%
Unemployment	1.4%
Average temp	47°F
Annual precip	32 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.