

Avoca 48006

ZIP code · MI · Michigan > St. Clair County

BUYER'S MARKET

\$231K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

39

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



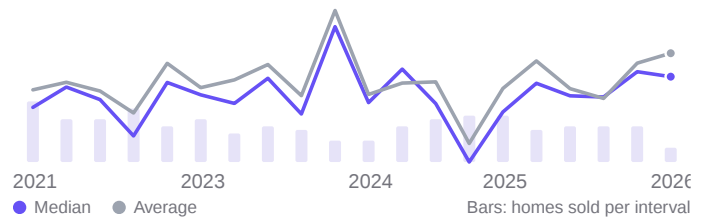
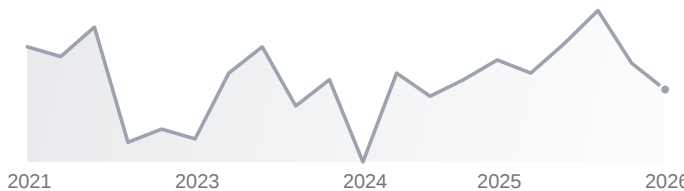
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$270K · Average \$310K

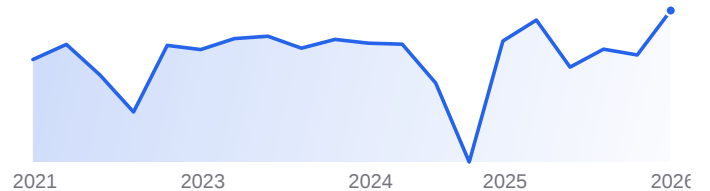
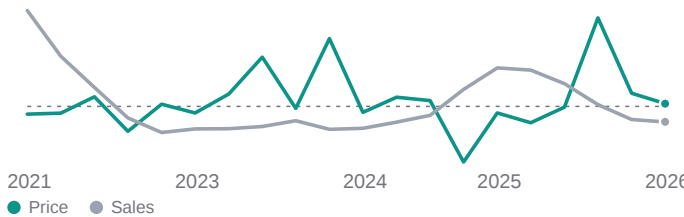


Growth (year over year)

Price +3.9% · Sales -22.0%

Price per square foot

\$189/ft²

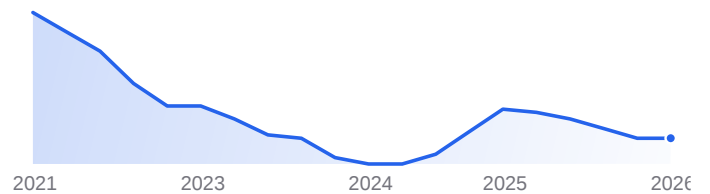


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

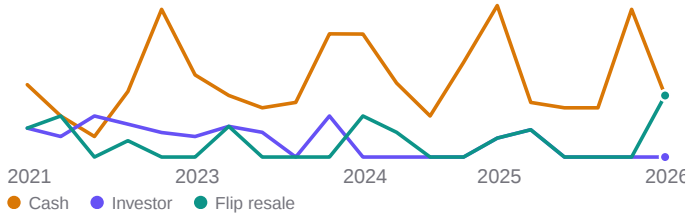
2.8%



BUYERS & OUTCOMES

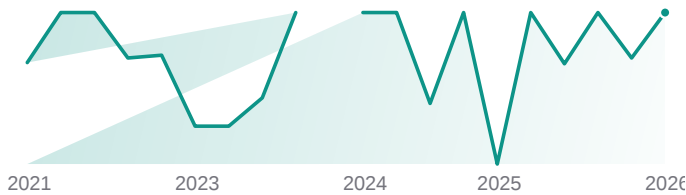
Buyer mix

Cash 25% · Investor 0% · Flip resale 25%



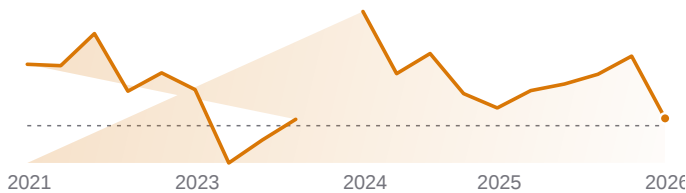
Sellers who sold at a gain

100%

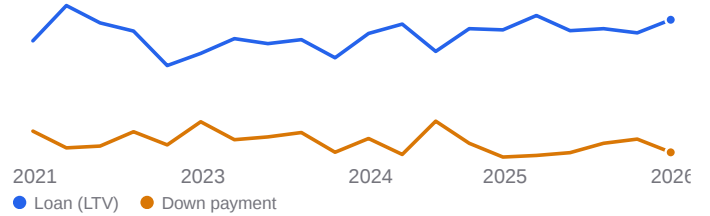


Median annualized return at resale

+1.2%

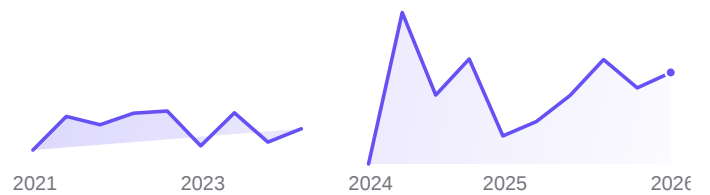


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



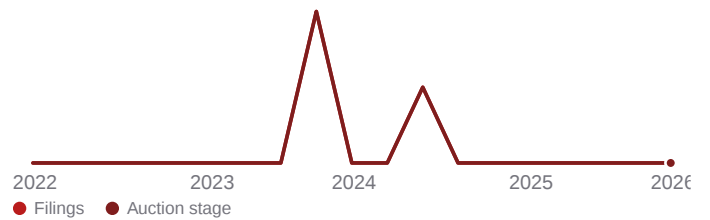
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,373
Median value (AVM)	\$226K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1992
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.3%
Owner occupied	94%
Company owned	6.4%
Median loan-to-value	47%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	3,916
Density	55 / mi²
Median household income	\$73K
Average household income	\$93K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	22
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	18.8%
Unemployment	1.3%
Average temp	47°F
Annual precip	31 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.