

Birmingham 48009

ZIP code · MI · Michigan > Oakland County > Birmingham

SELLER'S MARKET

\$785K

MEDIAN SALE PRICE

+25.1%

1-YR CHANGE

393

SALES (12 MO)

\$731K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

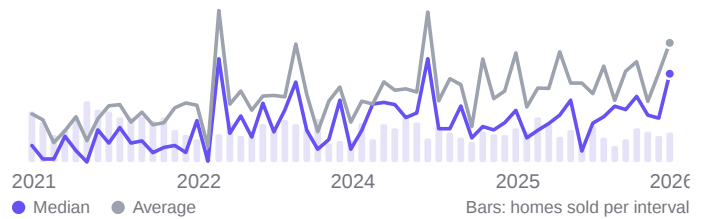
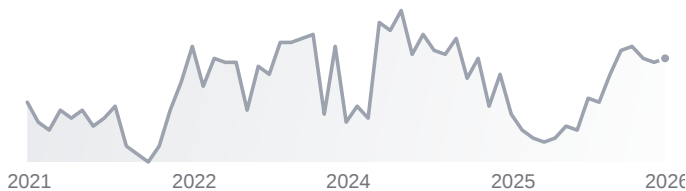
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$975K · Average \$1.2M

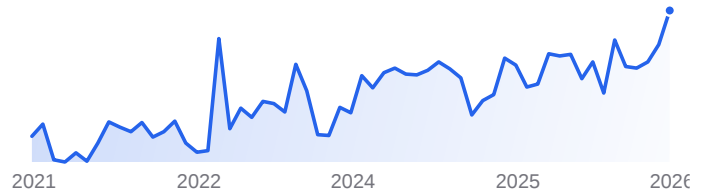
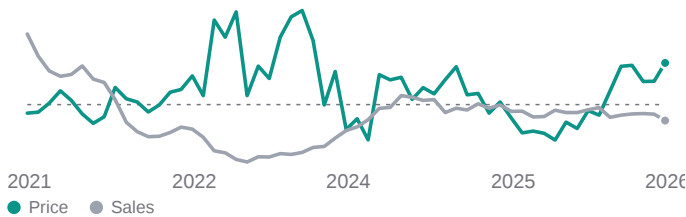


Growth (year over year)

Price +25.1% · Sales -9.7%

Price per square foot

\$468/ft²

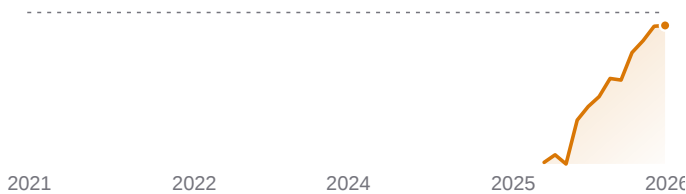


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

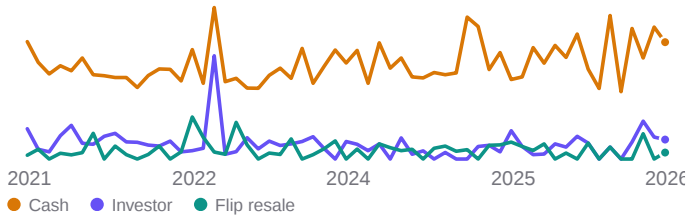
4.3%



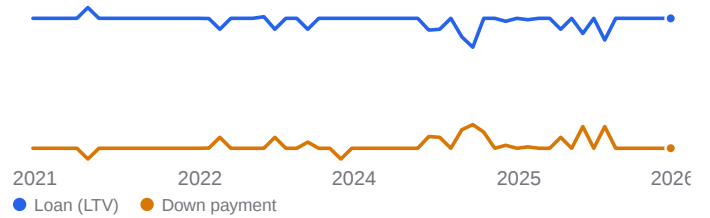
BUYERS & OUTCOMES

Buyer mix

Cash 51% · Investor 8.6% · Flip resale 2.9%

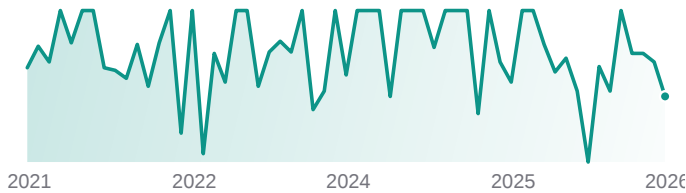


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



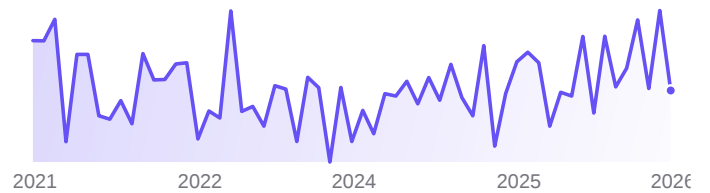
Sellers who sold at a gain

93%



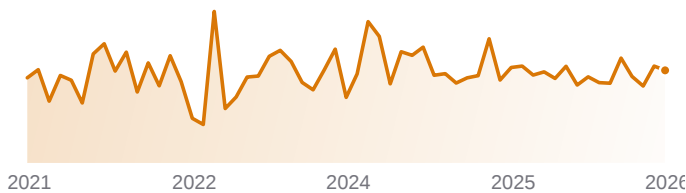
Typical hold before selling

5.7 yrs



Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,129
Median value (AVM)	\$731K
Median size	2,058 ft²
Median bedrooms	3
Median year built	1954
Single family	80%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.8%
Owner occupied	80%
Company owned	22%
Median loan-to-value	40%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	21,935
Density	4,416 / mi²
Median household income	\$161K
Average household income	\$221K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	24
Homes occupied	92%
Bachelor's or higher	36%
Poverty rate	4.8%
Unemployment	1.2%
Average temp	48°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.