

Capac 48014

ZIP code · MI · Michigan > St. Clair County > Capac

BALANCED MARKET

\$243K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

59

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

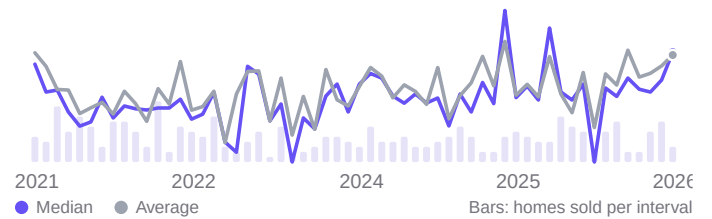
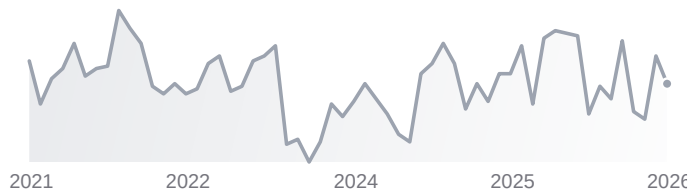
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$300K · Average \$293K

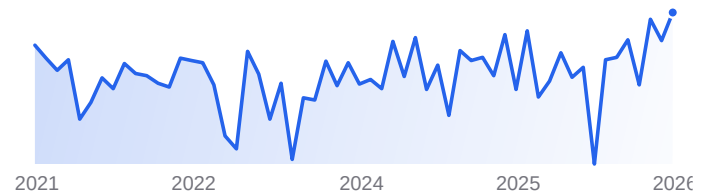
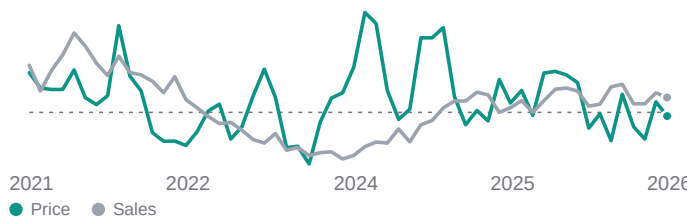


Growth (year over year)

Price -3.3% · Sales +13.5%

Price per square foot

\$217/ft²

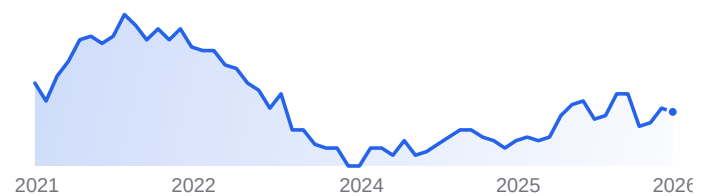


Sale premium vs estimated value

-7.4%

Annual turnover (share of homes sold)

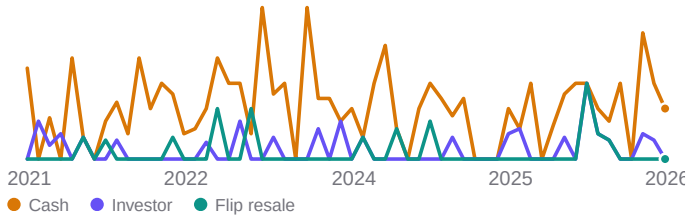
4.1%



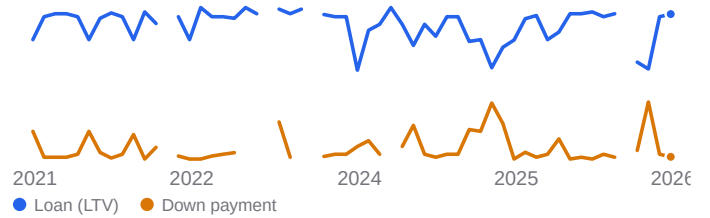
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

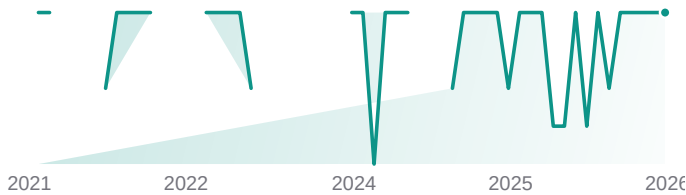


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



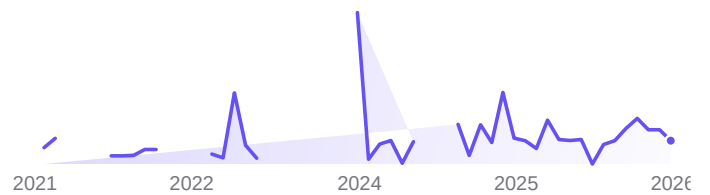
Sellers who sold at a gain

100%



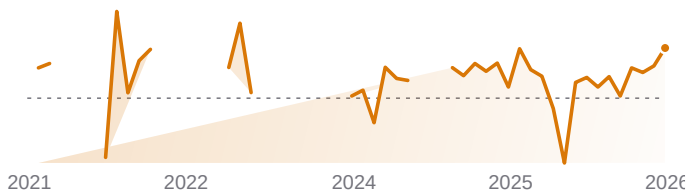
Typical hold before selling

3.1 yrs



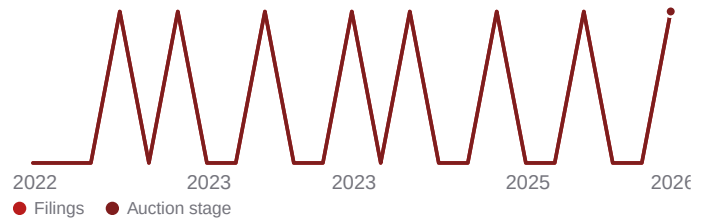
Median annualized return at resale

+16.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,455
Median value (AVM)	\$158K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1978
Single family	77%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.2%
Owner occupied	91%
Company owned	7.2%
Median loan-to-value	38%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	4,430
Density	118 / mi ²
Median household income	\$66K
Average household income	\$85K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	20
Homes occupied	94%
Bachelor's or higher	8%
Poverty rate	8.8%
Unemployment	1.4%
Average temp	47°F
Annual precip	31 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.