

Eastpointe 48021

ZIP code · MI · Michigan > Macomb County > Eastpointe

BALANCED MARKET

\$145K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

550

SALES (12 MO)

\$133K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



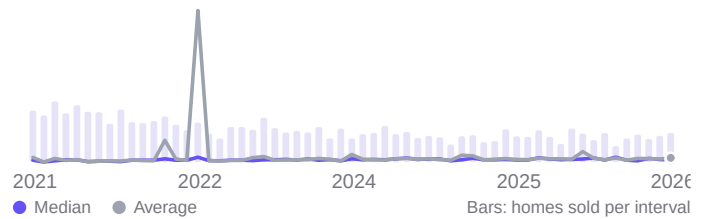
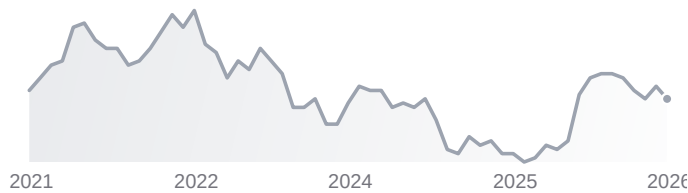
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$136K · Average \$163K

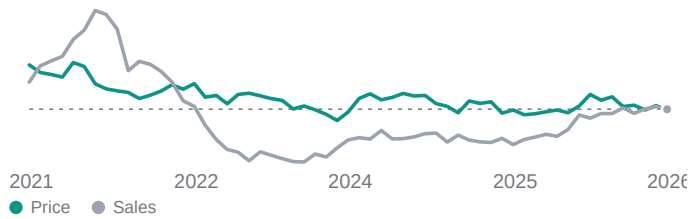


Growth (year over year)

Price -0.6% · Sales +0.0%

Price per square foot

\$119/ft²

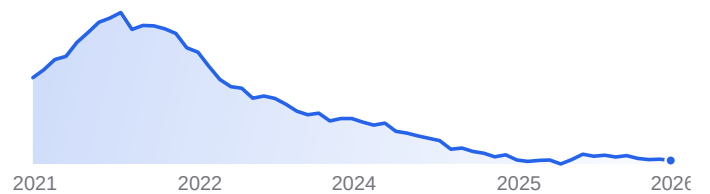
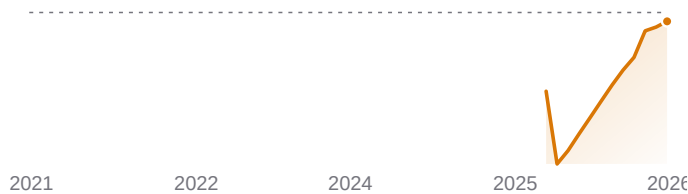


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

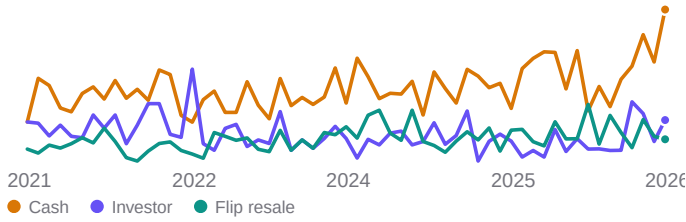
4.3%



BUYERS & OUTCOMES

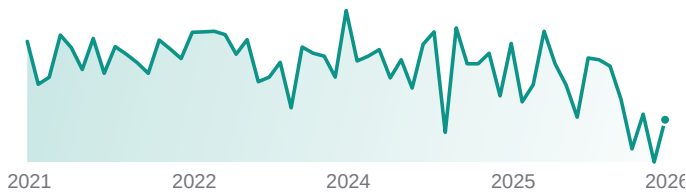
Buyer mix

Cash 62% · Investor 19% · Flip resale 11%



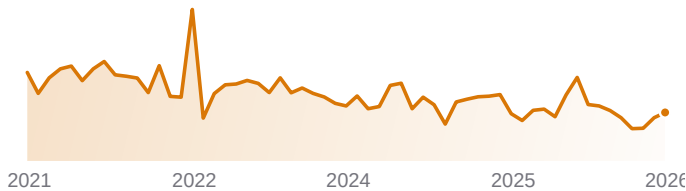
Sellers who sold at a gain

83%

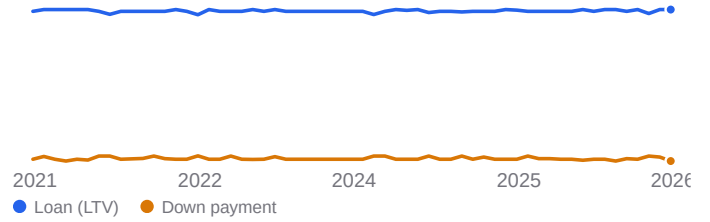


Median annualized return at resale

+7.7%

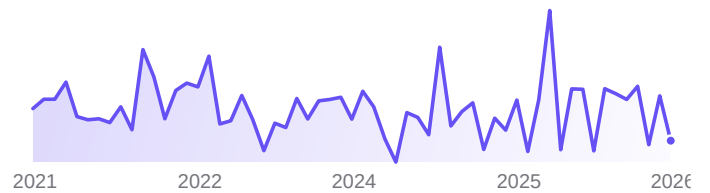


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 11 · Auction stage 11



HOUSING STOCK

Homes	12,686
Median value (AVM)	\$133K
Median size	1,125 ft²
Median bedrooms	3
Median year built	1953
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.5%
Owner occupied	75%
Company owned	20%
Median loan-to-value	44%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	34,806
Density	6,741 / mi²
Median household income	\$66K
Average household income	\$76K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	28
Homes occupied	96%
Bachelor's or higher	10%
Poverty rate	15.7%
Unemployment	1.2%
Average temp	50°F
Annual precip	33 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.