

Casco 48064

ZIP code · MI · Michigan > St. Clair County

BUYER'S MARKET

\$338K

MEDIAN SALE PRICE

-12.0%

1-YR CHANGE

34

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



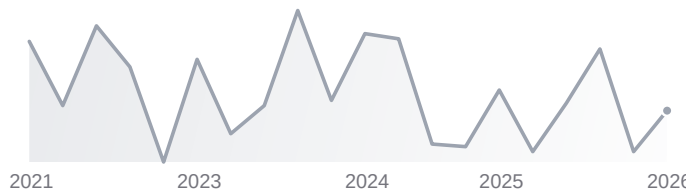
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$414K · Average \$372K

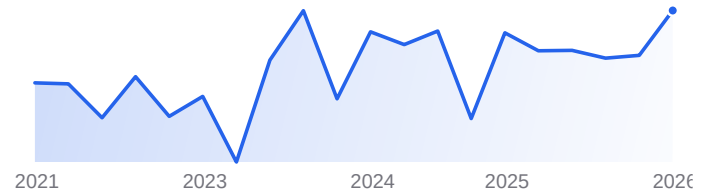
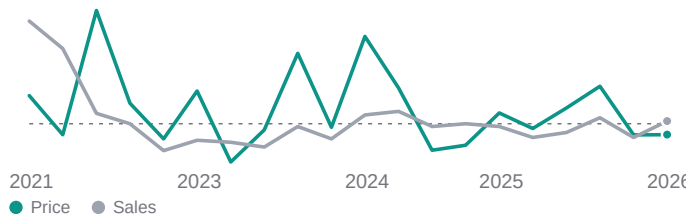


Growth (year over year)

Price -12.0% · Sales +3.0%

Price per square foot

\$220/ft²

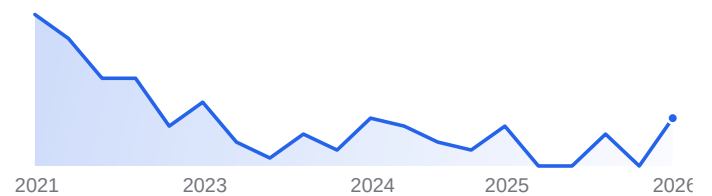


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

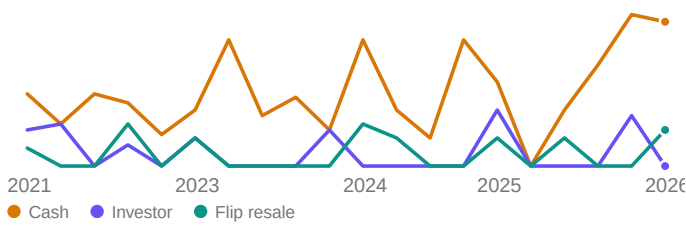
2.7%



BUYERS & OUTCOMES

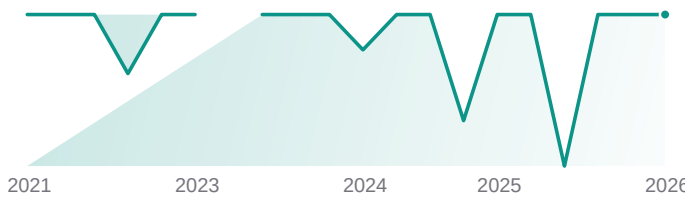
Buyer mix

Cash 57% · Investor 0% · Flip resale 14%



Sellers who sold at a gain

100%

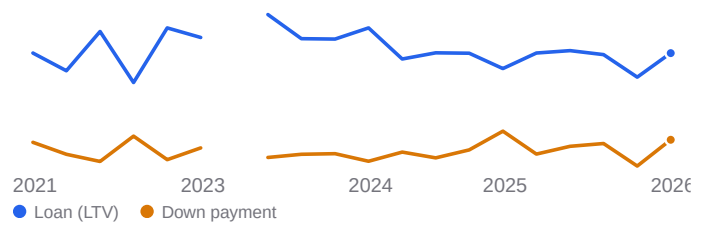


Median annualized return at resale

+7.9%

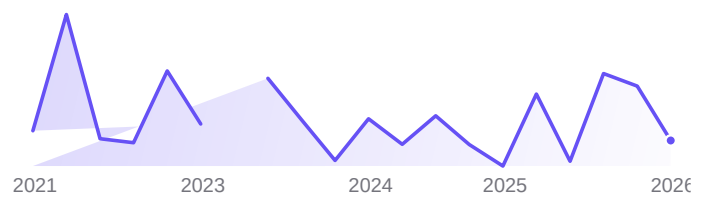


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



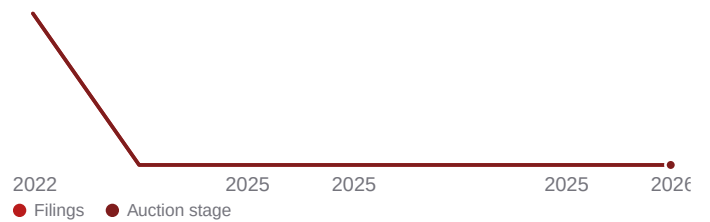
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,261
Median value (AVM)	\$335K
Median size	1,802 ft²
Median bedrooms	3
Median year built	1977
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.7%
Owner occupied	95%
Company owned	9.2%
Median loan-to-value	43%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	4,097
Density	111 / mi²
Median household income	\$82K
Average household income	\$103K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	23
Homes occupied	97%
Bachelor's or higher	14%
Poverty rate	4.9%
Unemployment	1.6%
Average temp	48°F
Annual precip	32 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.