

Smiths Creek 48074

ZIP code · MI · Michigan > St. Clair County

SELLER'S MARKET

\$273K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

122

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

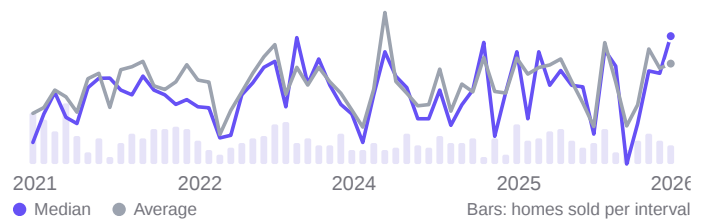
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$323K · Average \$265K

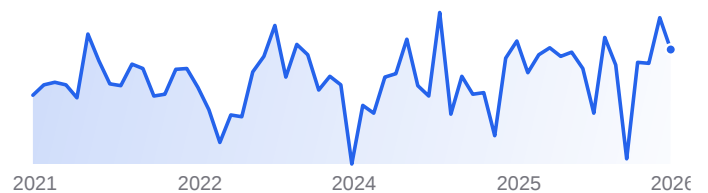
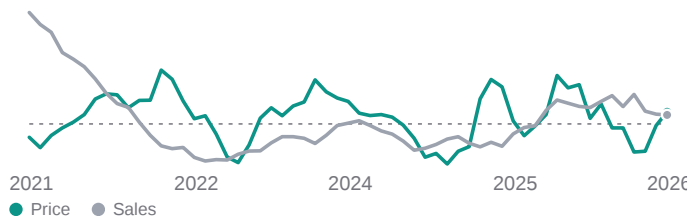


Growth (year over year)

Price +12.0% · Sales +8.9%

Price per square foot

\$178/ft²

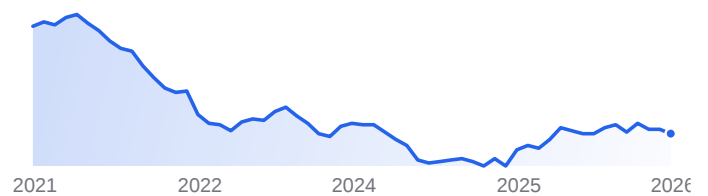
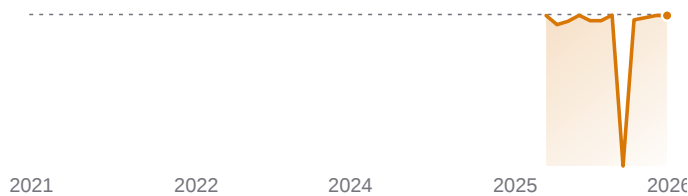


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

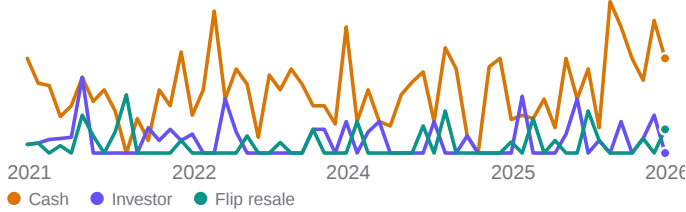
3.1%



BUYERS & OUTCOMES

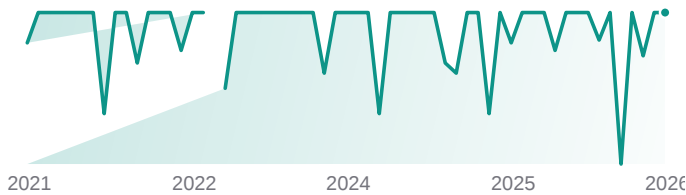
Buyer mix

Cash 50% · Investor 0% · Flip resale 13%



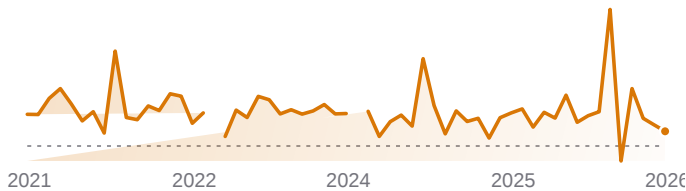
Sellers who sold at a gain

100%

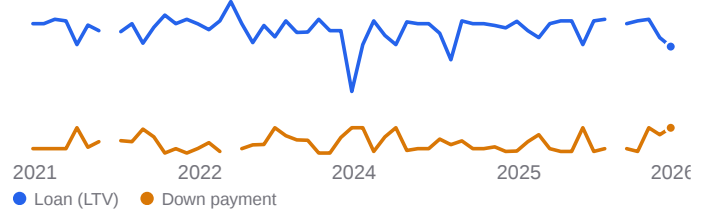


Median annualized return at resale

+3.5%

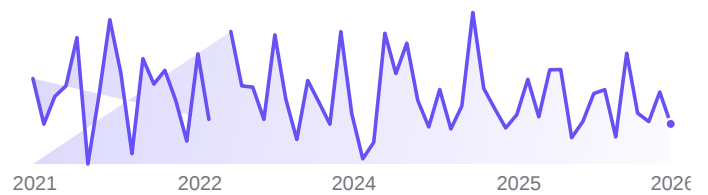


Financing (share of purchase price) Loan (LTV) 79% · Down payment 20%



Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,952
Median value (AVM)	\$207K
Median size	1,455 ft²
Median bedrooms	3
Median year built	1977
Single family	75%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.3%
Owner occupied	89%
Company owned	9.3%
Median loan-to-value	47%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	9,790
Density	261 / mi²
Median household income	\$70K
Average household income	\$84K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	20
Homes occupied	94%
Bachelor's or higher	10%
Poverty rate	9.8%
Unemployment	1.3%
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.