

Saint Clair 48079

ZIP code · MI · Michigan > St. Clair County

SELLER'S MARKET

\$355K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

209

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

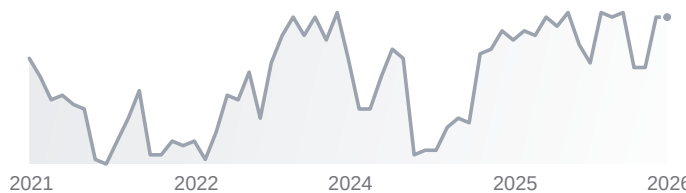
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

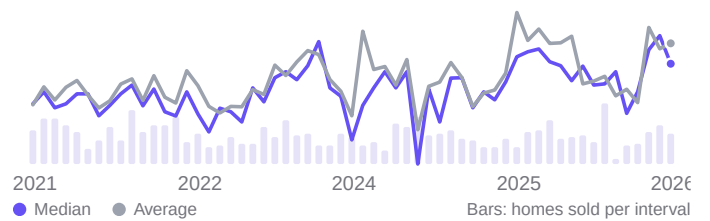
Market temperature (0–100)

67 / 100



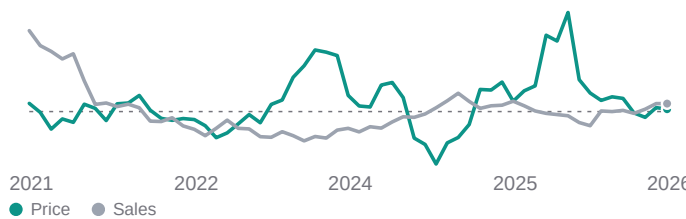
Sale prices

Median \$320K · Average \$371K



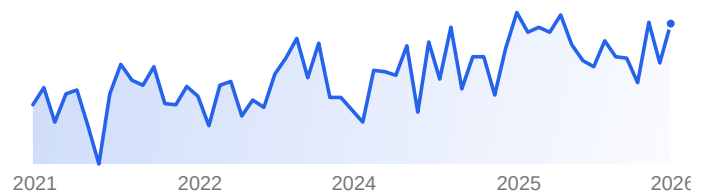
Growth (year over year)

Price +2.0% · Sales +6.6%



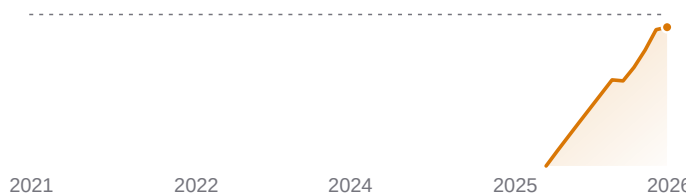
Price per square foot

\$211/ft²



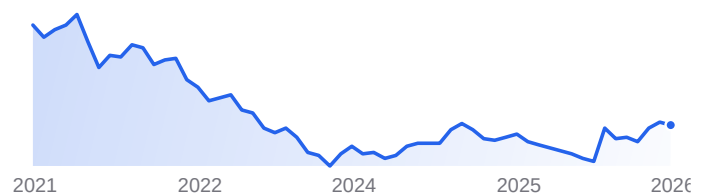
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

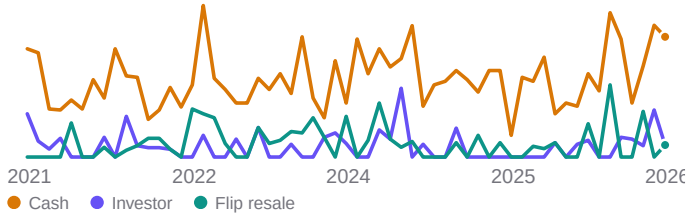
4.1%



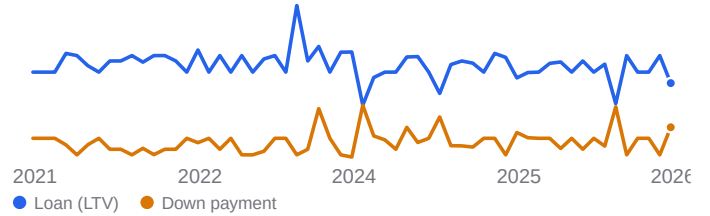
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 5.6% · Flip resale 5.6%

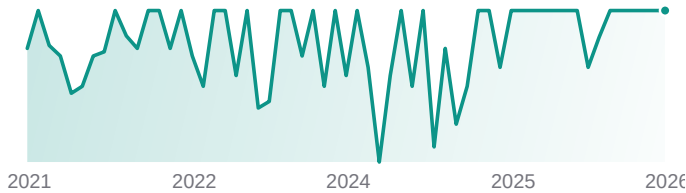


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



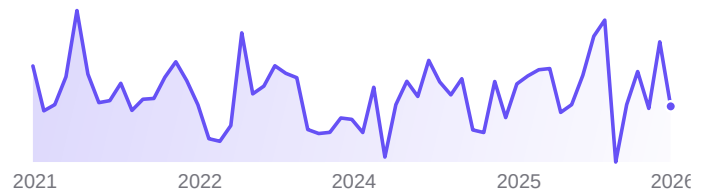
Sellers who sold at a gain

100%



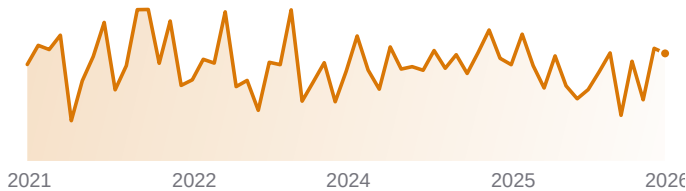
Typical hold before selling

4.2 yrs



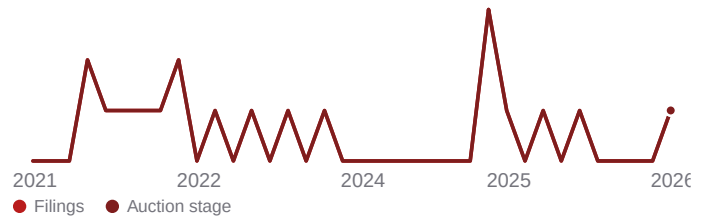
Median annualized return at resale

+8.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,133
Median value (AVM)	\$248K
Median size	1,616 ft²
Median bedrooms	3
Median year built	1980
Single family	84%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.0%
Owner occupied	87%
Company owned	13%
Median loan-to-value	43%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	12,489
Density	291 / mi²
Median household income	\$87K
Average household income	\$113K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	18
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	6.3%
Unemployment	1.4%
Average temp	47°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.