

Saint Clair Shores 48080

ZIP code · MI · Michigan > Macomb County

SELLER'S MARKET

\$236K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

495

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100



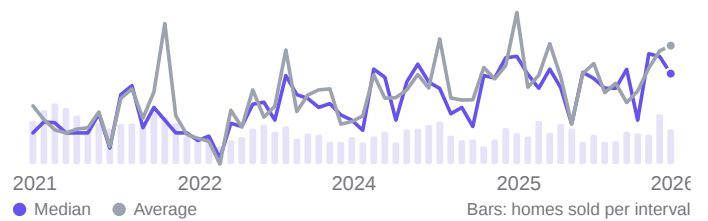
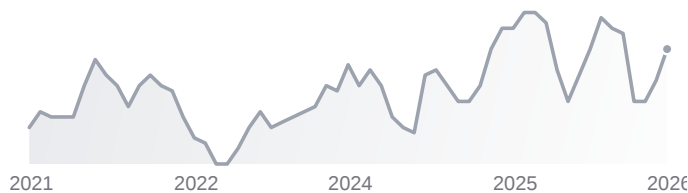
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

68 / 100

Sale prices

Median \$227K · Average \$248K

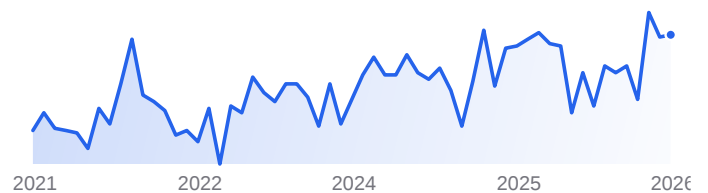
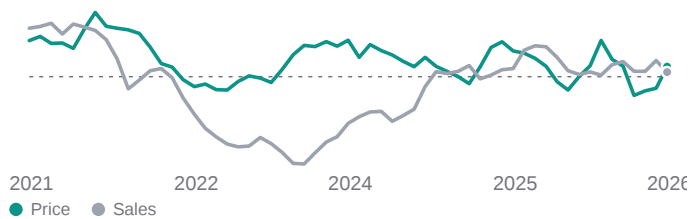


Growth (year over year)

Price +4.0% · Sales +1.9%

Price per square foot

\$200/ft²

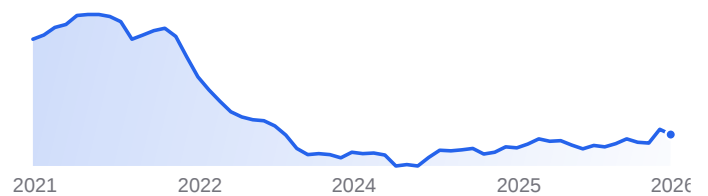
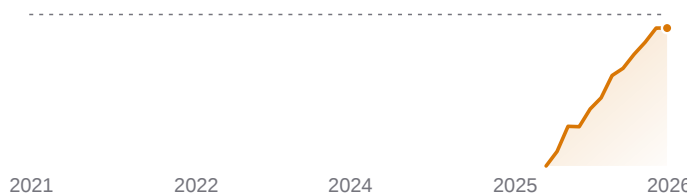


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

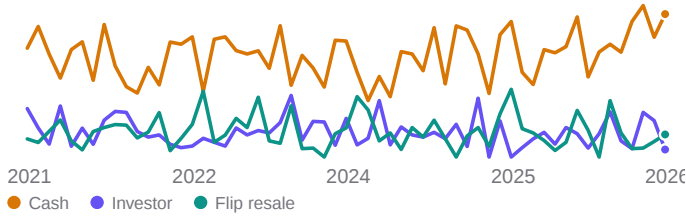
5.0%



BUYERS & OUTCOMES

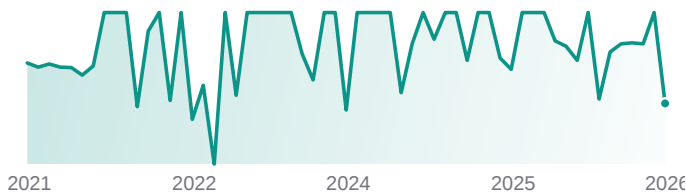
Buyer mix

Cash 42% · Investor 2.2% · Flip resale 6.7%



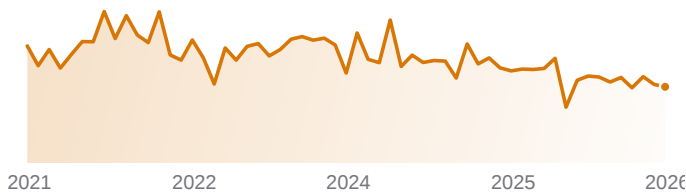
Sellers who sold at a gain

90%

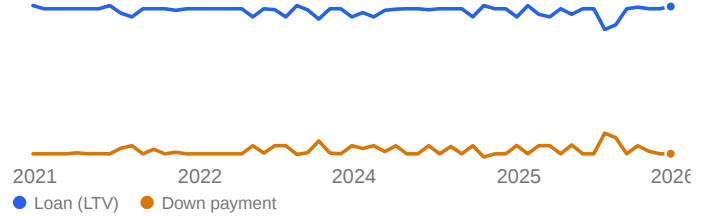


Median annualized return at resale

+6.1%

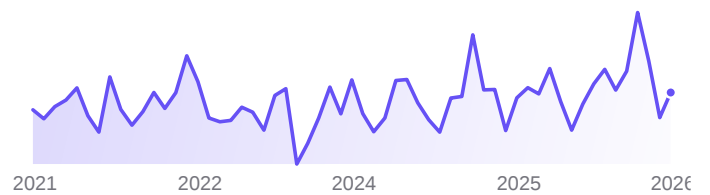


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,833
Median value (AVM)	\$215K
Median size	1,113 ft²
Median bedrooms	3
Median year built	1954
Single family	85%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	87%
Company owned	11%
Median loan-to-value	45%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	21,215
Density	4,372 / mi²
Median household income	\$69K
Average household income	\$87K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	23
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	7.7%
Unemployment	1.4%
Average temp	50°F
Annual precip	34 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.