Saint Clair Shores 48082

SELLER'S MARKET

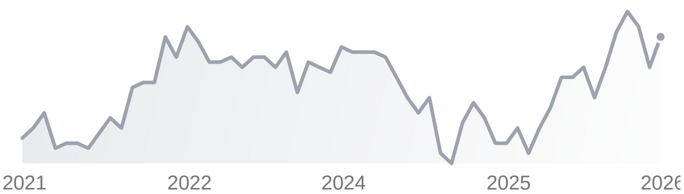
ZIP code · MI · Michigan › Macomb County

$235K	+6.8%	336	$216K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

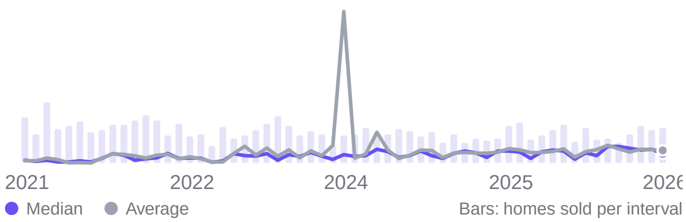
Market temperature Seller's market · 72 / 100

MARKET TRENDS (5 YEARS)

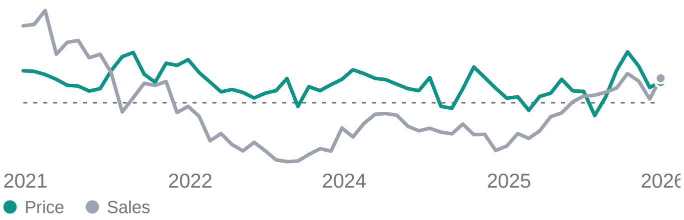
Market temperature (0–100) 72 / 100



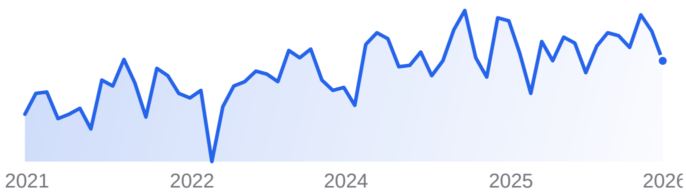
Sale prices Median $220K · Average $239K



Growth (year over year) Price +6.8% · Sales +8.0%

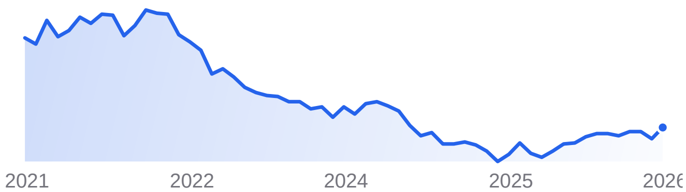


Price per square foot $191/ft²



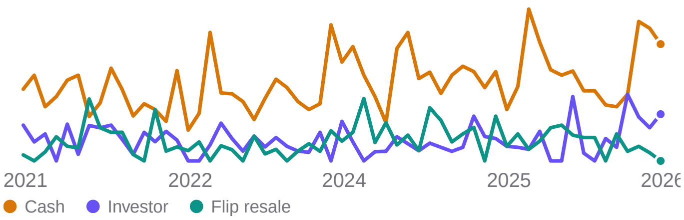
Sale premium vs estimated value -0.3%

Annual turnover (share of homes sold) 4.7%

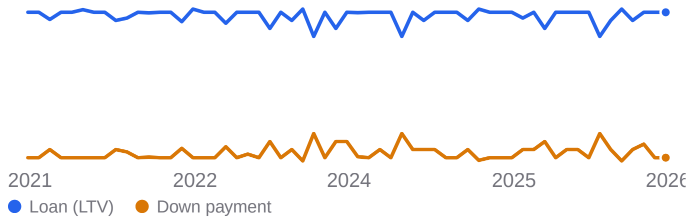


BUYERS & OUTCOMES

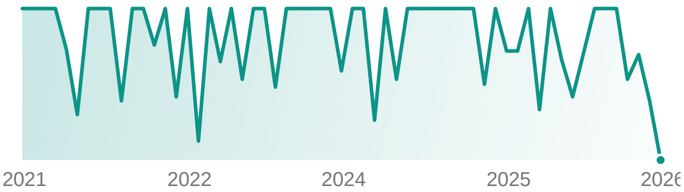
Buyer mix — **Cash 45% · Investor 18% · Flip resale 0%**



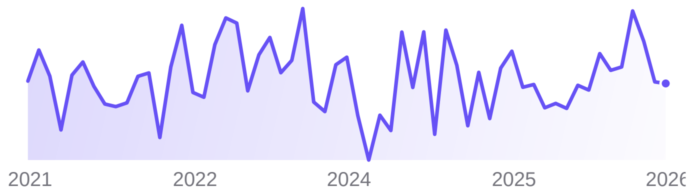
Financing (share of purchase price) — **Loan (LTV) 95% · Down payment 5.0%**



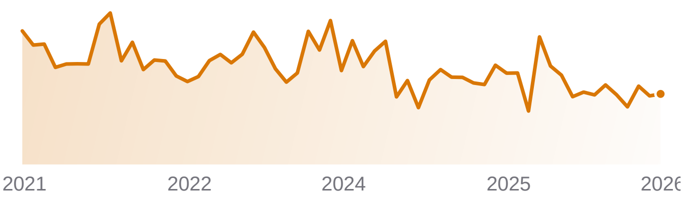
Sellers who sold at a gain — **86%**



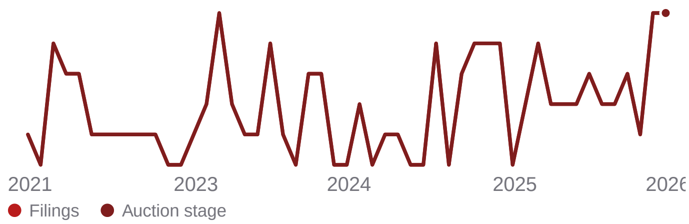
Typical hold before selling — **4.9 yrs**



Median annualized return at resale — **+5.9%**



Preforeclosure filings — **Filings 6 · Auction stage 6**



HOUSING STOCK

Homes	**7,161**
Median value (AVM)	**$216K**
Median size	**1,089 ft²**
Median bedrooms	**3**
Median year built	**1957**
Single family	**87%**
Condos	**13%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**54%**
Underwater (LTV 125% or more)	**0.8%**
Owner occupied	**90%**
Company owned	**9.5%**
Median loan-to-value	**47%**

Typical ownership tenure	**13.7 yrs**

COMMUNITY

Population	**16,265**
Density	**4,075 / mi²**
Median household income	**$74K**
Average household income	**$95K**
Crime index (US avg 100)	**91**
Air pollution index (US avg 100)	**105**
Earthquake index (US avg 100)	**25**
Homes occupied	**96%**
Bachelor's or higher	**19%**
Poverty rate	**6.3%**
Unemployment	**1.4%**
Average temp	**49°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.