

Troy 48084

ZIP code · MI · Michigan > Oakland County > Troy

BALANCED MARKET

\$460K

MEDIAN SALE PRICE

-10.4%

1-YR CHANGE

141

SALES (12 MO)

\$493K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



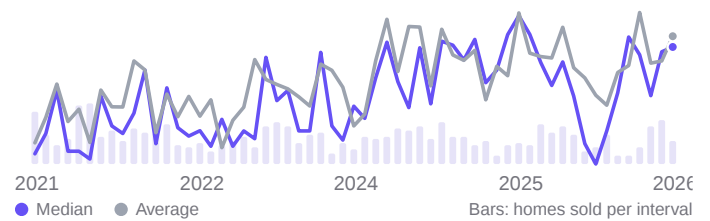
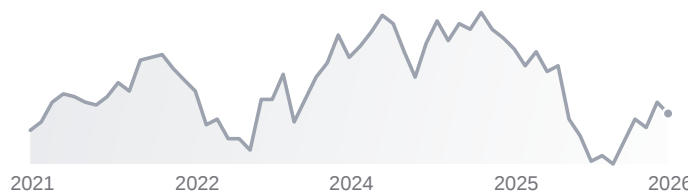
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$496K · Average \$517K

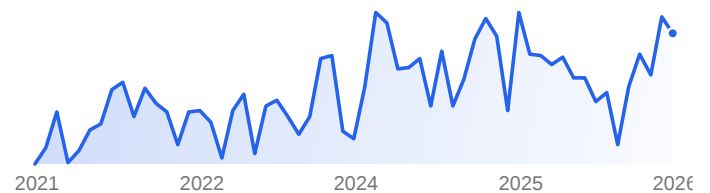
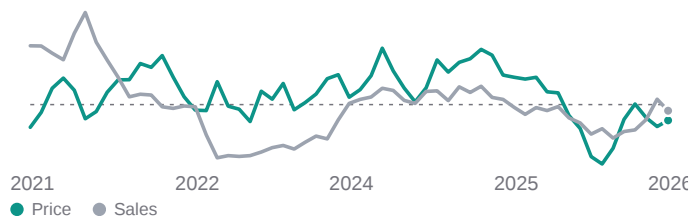


Growth (year over year)

Price -10.4% · Sales -4.1%

Price per square foot

\$248/ft²

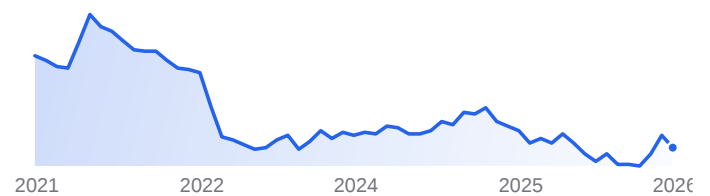
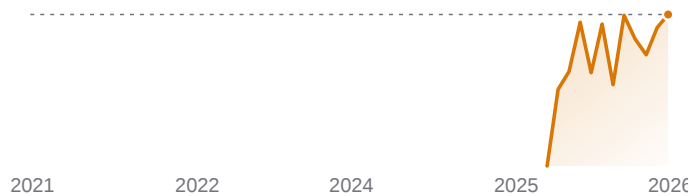


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

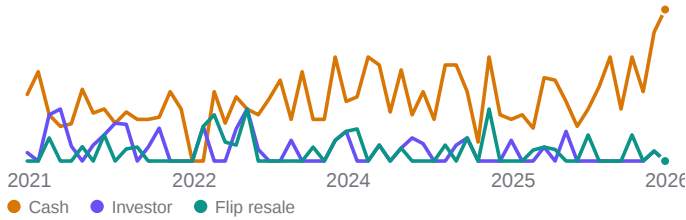
3.4%



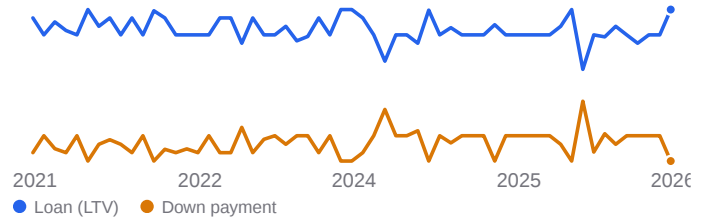
BUYERS & OUTCOMES

Buyer mix

Cash 73% · Investor 0% · Flip resale 0%

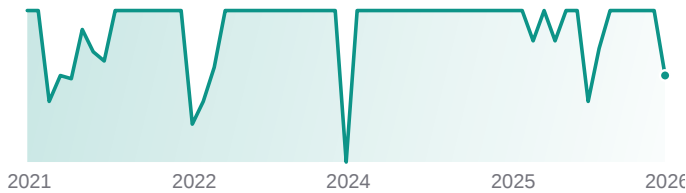


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



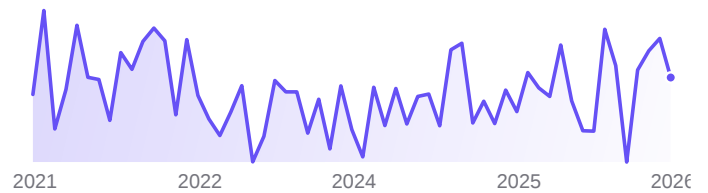
Sellers who sold at a gain

86%



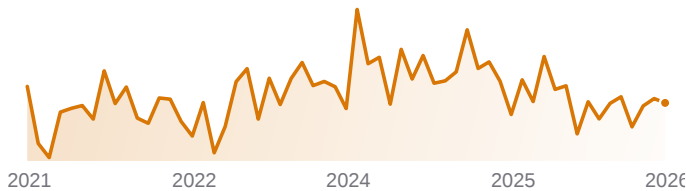
Typical hold before selling

8.2 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,089
Median value (AVM)	\$493K
Median size	2,088 ft²
Median bedrooms	3
Median year built	1971
Single family	71%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	83%
Company owned	19%
Median loan-to-value	45%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	16,176
Density	2,614 / mi²
Median household income	\$110K
Average household income	\$125K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	19
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	6.0%
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.