

Warren 48089

ZIP code · MI · Michigan > Macomb County > Warren

BALANCED MARKET

\$120K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

594

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



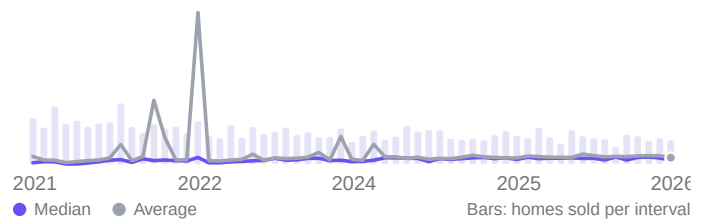
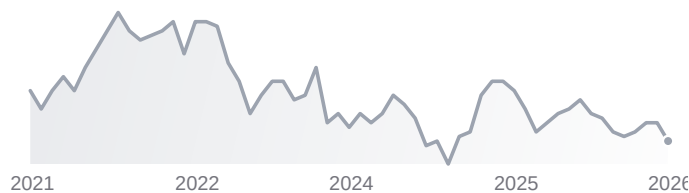
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$109K · Average \$124K

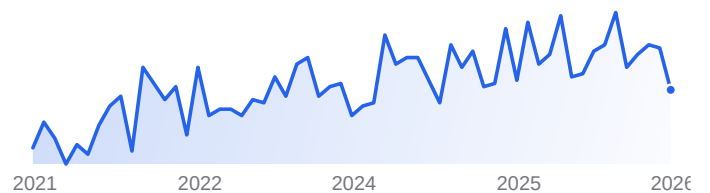
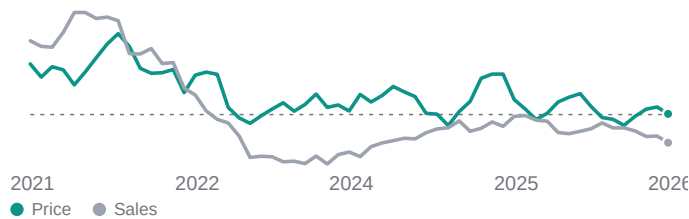


Growth (year over year)

Price +0.3% · Sales -12.9%

Price per square foot

\$115/ft²

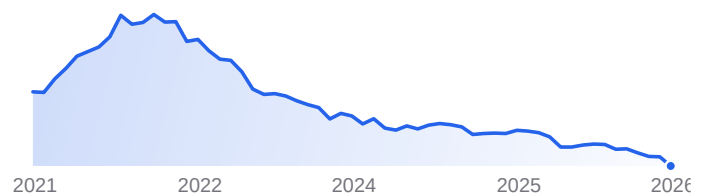
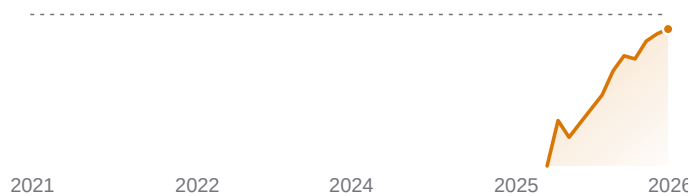


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

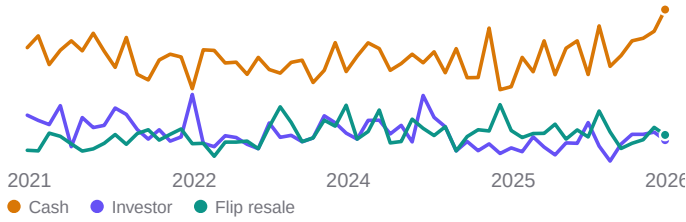
5.0%



BUYERS & OUTCOMES

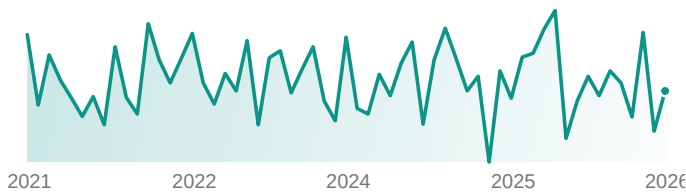
Buyer mix

Cash 63% · Investor 8.7% · Flip resale 11%



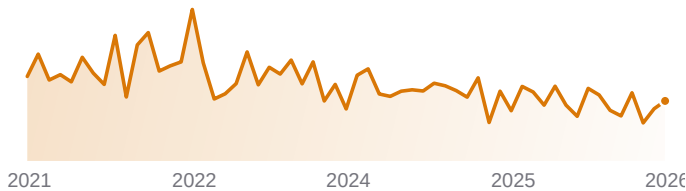
Sellers who sold at a gain

89%

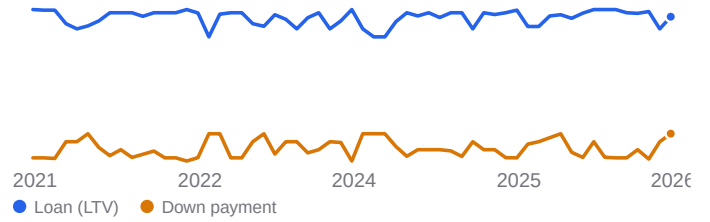


Median annualized return at resale

+8.0%

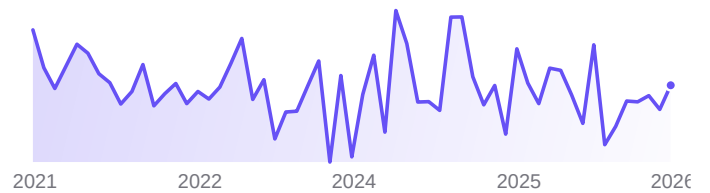


Financing (share of purchase price) Loan (LTV) 93% · Down payment 20%



Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	11,883
Median value (AVM)	\$121K
Median size	973 ft²
Median bedrooms	3
Median year built	1954
Single family	98%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.4%
Owner occupied	59%
Company owned	25%
Median loan-to-value	23%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	32,718
Density	4,101 / mi²
Median household income	\$55K
Average household income	\$70K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	25
Homes occupied	93%
Bachelor's or higher	9%
Poverty rate	16.8%
Unemployment	1.4%
Average temp	50°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.