

Warren 48091

ZIP code · MI · Michigan > Macomb County > Warren

SELLER'S MARKET

\$158K

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

484

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



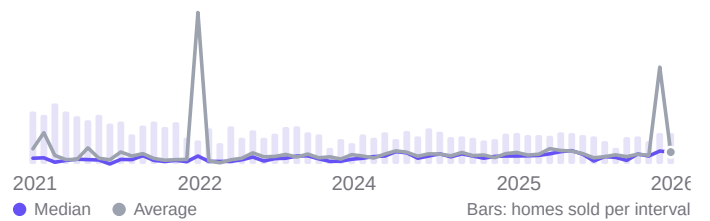
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$162K · Average \$163K

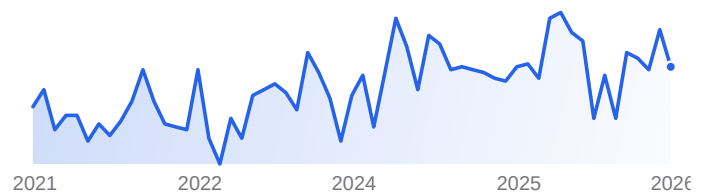
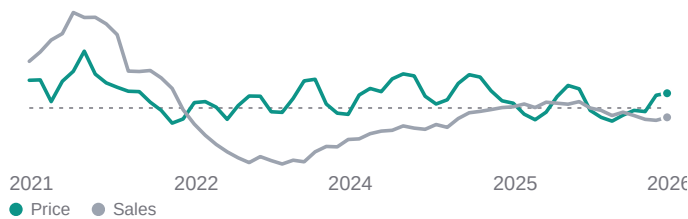


Growth (year over year)

Price +8.2% · Sales -5.3%

Price per square foot

\$137/ft²

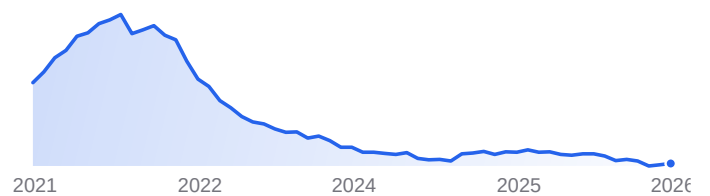
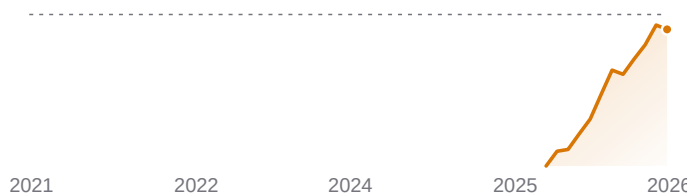


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

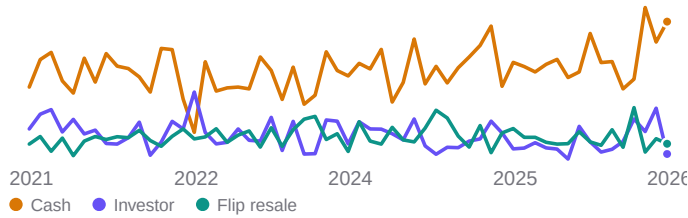
4.4%



BUYERS & OUTCOMES

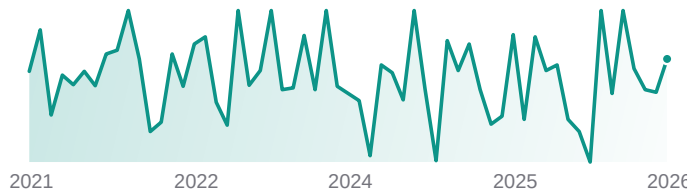
Buyer mix

Cash 59% · Investor 2.2% · Flip resale 6.5%



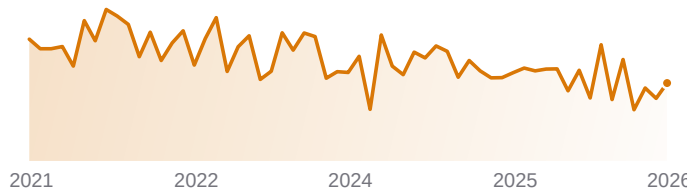
Sellers who sold at a gain

94%

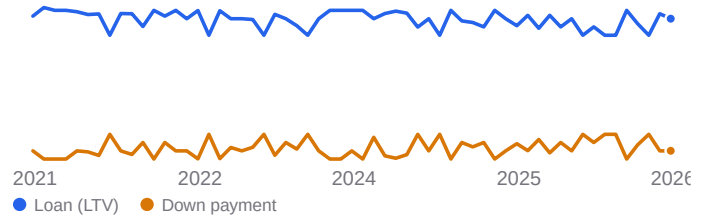


Median annualized return at resale

+7.9%

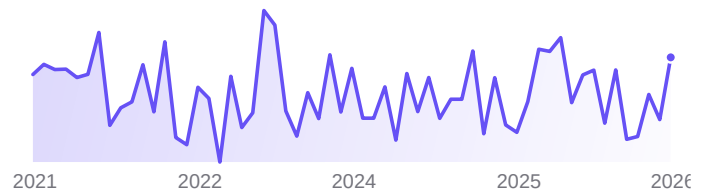


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	10,906
Median value (AVM)	\$148K
Median size	1,077 ft²
Median bedrooms	3
Median year built	1957
Single family	90%
Condos	9.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.3%
Owner occupied	71%
Company owned	16%
Median loan-to-value	33%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	32,991
Density	4,121 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	22
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	15.6%
Unemployment	1.3%
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.