

# Warren 48092

ZIP code · MI · Michigan > Macomb County > Warren

BALANCED MARKET

**\$254K**

MEDIAN SALE PRICE

**-1.7%**

1-YR CHANGE

**354**

SALES (12 MO)

**\$232K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



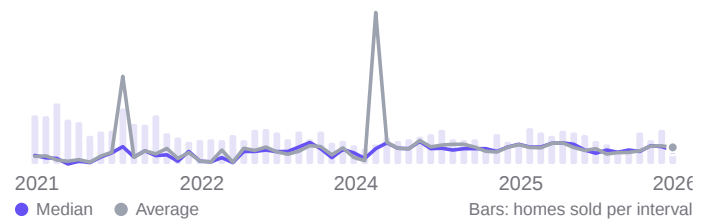
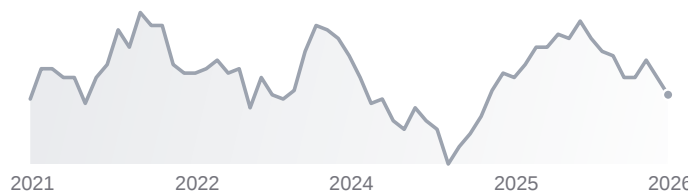
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$245K · Average \$254K

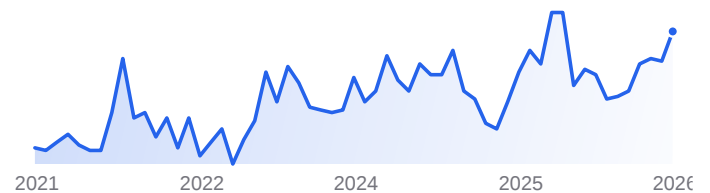
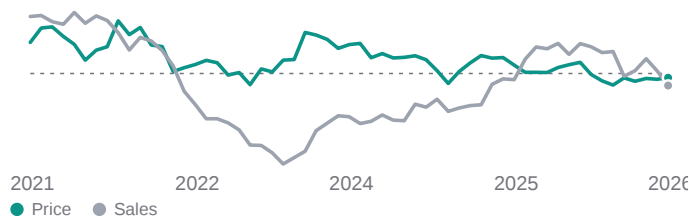


Growth (year over year)

Price -1.7% · Sales -4.8%

Price per square foot

\$204/ft²

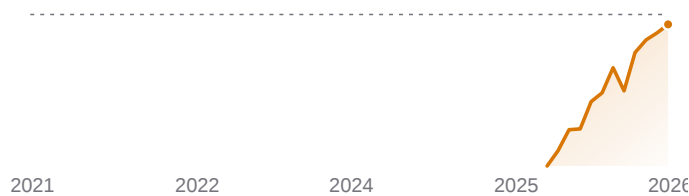


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

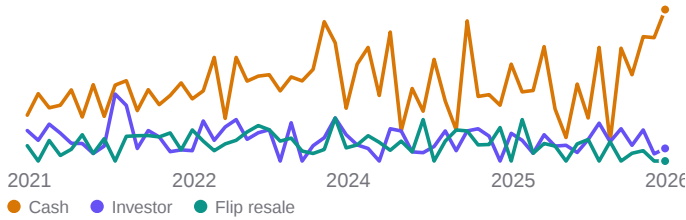
3.6%



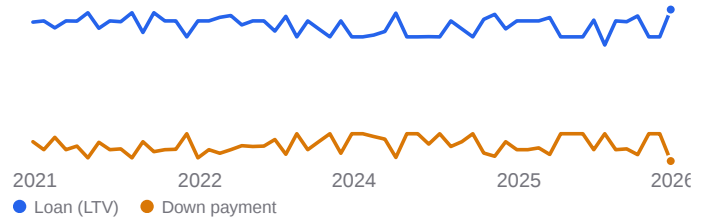
## BUYERS & OUTCOMES

### Buyer mix

Cash 52% · Investor 4.3% · Flip resale 0%

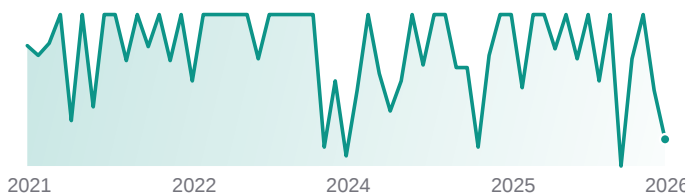


### Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



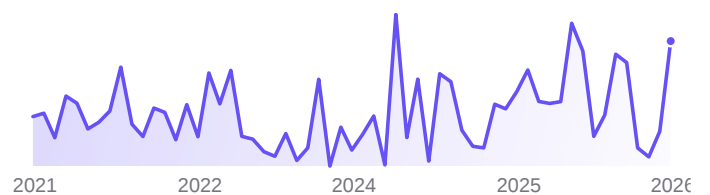
### Sellers who sold at a gain

88%



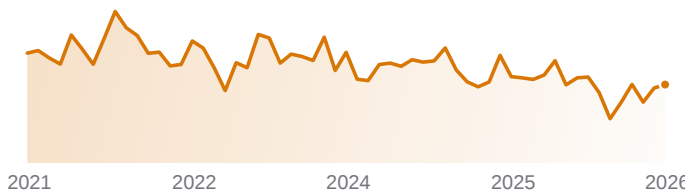
### Typical hold before selling

9.7 yrs



### Median annualized return at resale

+6.2%



### Preforeclosure filings

Filings 6 · Auction stage 6



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,707     |
| Median value (AVM) | \$232K    |
| Median size        | 1,363 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1963      |
| Single family      | 83%       |
| Condos             | 17%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 54%  |
| Underwater (LTV 125% or more) | 0.7% |
| Owner occupied                | 87%  |
| Company owned                 | 9.1% |
| Median loan-to-value          | 47%  |

Typical ownership tenure

**13.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>27,089</b>      |
| Density                          | <b>3,086 / mi²</b> |
| Median household income          | <b>\$71K</b>       |
| Average household income         | <b>\$88K</b>       |
| Crime index (US avg 100)         | <b>105</b>         |
| Air pollution index (US avg 100) | <b>100</b>         |
| Earthquake index (US avg 100)    | <b>21</b>          |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>18%</b>         |
| Poverty rate                     | <b>10.3%</b>       |
| Unemployment                     | <b>1.3%</b>        |
| Average temp                     | <b>49°F</b>        |
| Annual precip                    | <b>33 in</b>       |
| Sunshine                         | <b>53%</b>         |

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.