

Washington 48095

ZIP code · MI · Michigan > Macomb County

BALANCED MARKET

\$573K

MEDIAN SALE PRICE

+22.8%

1-YR CHANGE

65

SALES (12 MO)

\$481K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



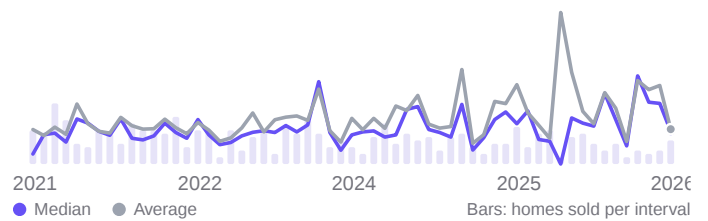
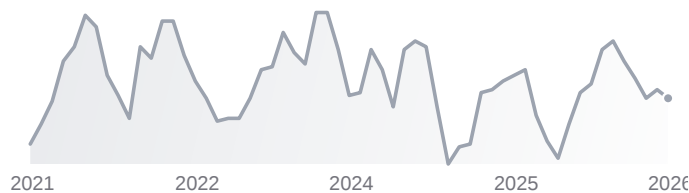
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$410K · Average \$428K

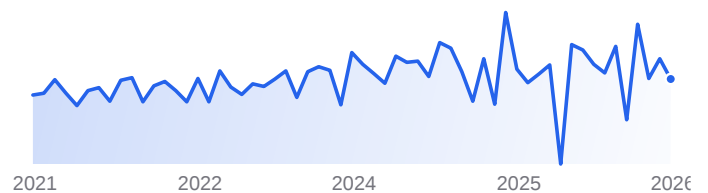
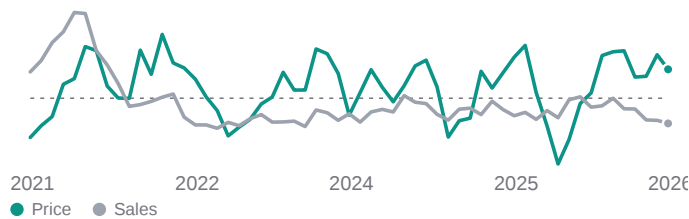


Growth (year over year)

Price +22.8% · Sales -19.8%

Price per square foot

\$207/ft²

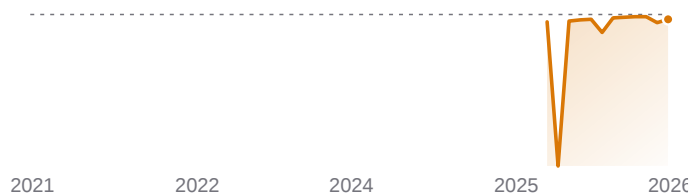


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

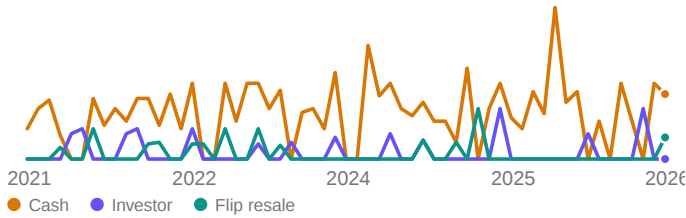
2.9%



BUYERS & OUTCOMES

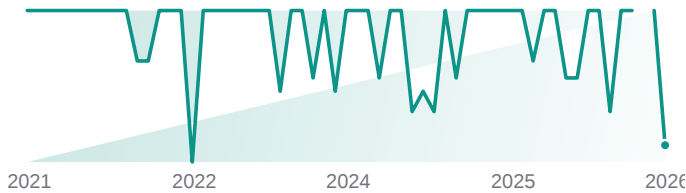
Buyer mix

Cash 43% · Investor 0% · Flip resale 14%



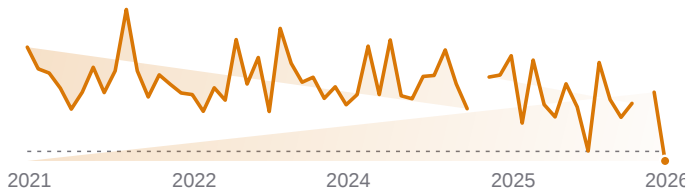
Sellers who sold at a gain

67%

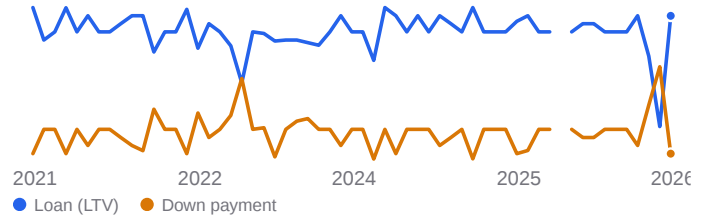


Median annualized return at resale

-0.9%

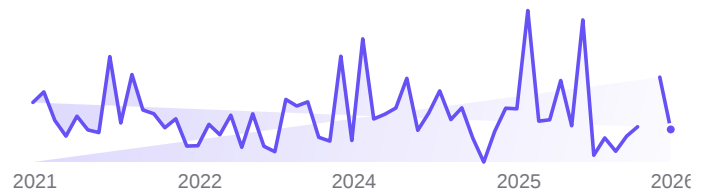


Financing (share of purchase price) Loan (LTV) 90% · Down payment 5.0%



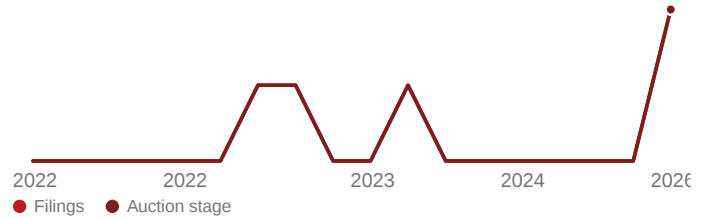
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	2,262
Median value (AVM)	\$481K
Median size	2,345 ft²
Median bedrooms	3
Median year built	1995
Single family	72%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.2%
Owner occupied	90%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	5,715
Density	330 / mi²
Median household income	\$119K
Average household income	\$154K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	22
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	0.7%
Unemployment	1.3%
Average temp	47°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.