

# Troy 48098

ZIP code · MI · Michigan > Oakland County > Troy

BALANCED MARKET

**\$627K**

MEDIAN SALE PRICE

**+27.7%**

1-YR CHANGE

**208**

SALES (12 MO)

**\$574K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



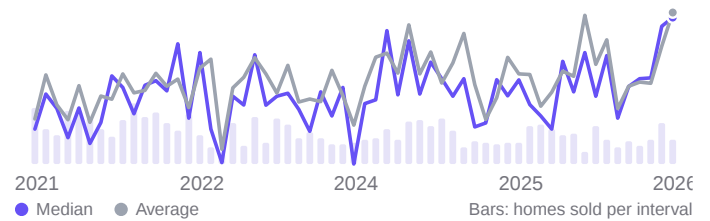
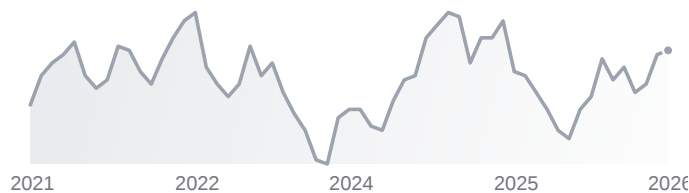
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$680K · Average \$692K

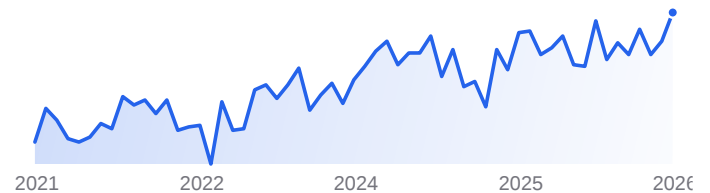
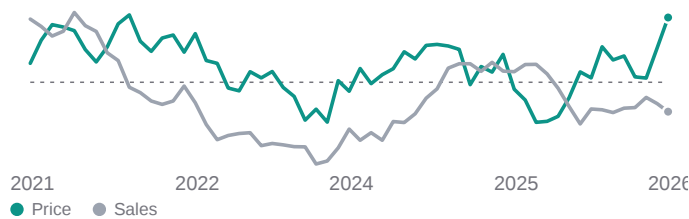


Growth (year over year)

Price +27.7% · Sales -12.6%

Price per square foot

\$261/ft²

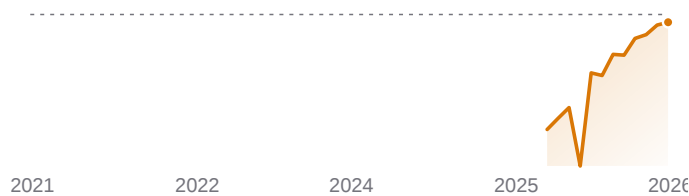


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

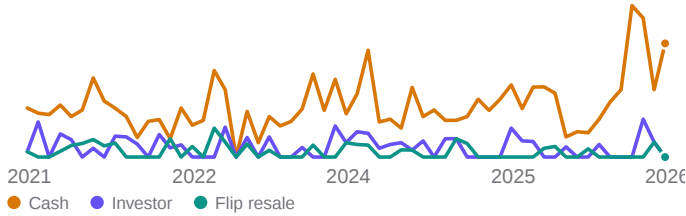
2.8%



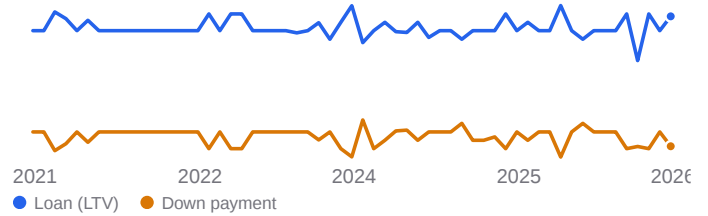
## BUYERS & OUTCOMES

### Buyer mix

Cash 56% · Investor 0% · Flip resale 0%

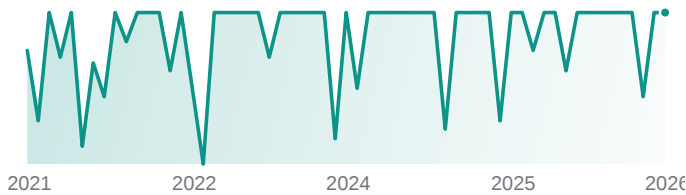


### Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



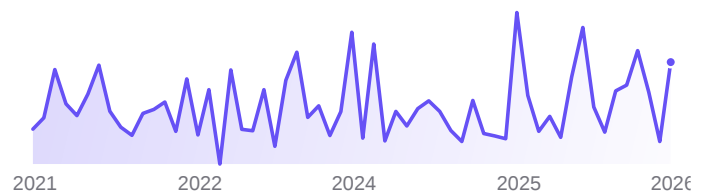
### Sellers who sold at a gain

100%



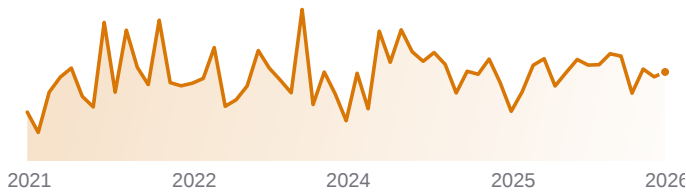
### Typical hold before selling

14.2 yrs



### Median annualized return at resale

+5.2%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 7,500     |
| Median value (AVM) | \$574K    |
| Median size        | 2,558 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1983      |
| Single family      | 86%       |
| Condos             | 14%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 2.3% |
| Owner occupied                | 93%  |
| Company owned                 | 13%  |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**16.8 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>21,249</b>      |
| Density                          | <b>2,262 / mi²</b> |
| Median household income          | <b>\$152K</b>      |
| Average household income         | <b>\$189K</b>      |
| Crime index (US avg 100)         | <b>25</b>          |
| Air pollution index (US avg 100) | <b>98</b>          |
| Earthquake index (US avg 100)    | <b>21</b>          |
| Homes occupied                   | <b>97%</b>         |
| Bachelor's or higher             | <b>34%</b>         |
| Poverty rate                     | <b>4.6%</b>        |
| Unemployment                     | <b>1.1%</b>        |
| Average temp                     | <b>48°F</b>        |
| Annual precip                    | <b>32 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.