

Ann Arbor 48103

ZIP code · MI · Michigan > Washtenaw County > Ann Arbor

SELLER'S MARKET

\$550K

MEDIAN SALE PRICE

+6.4%

1-YR CHANGE

712

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



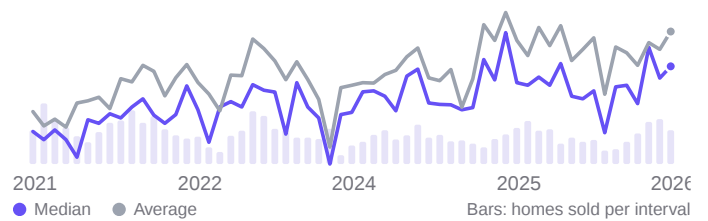
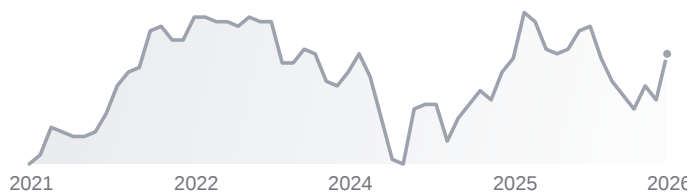
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$545K · Average \$609K

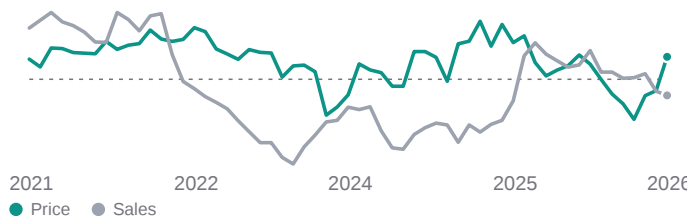


Growth (year over year)

Price +6.4% · Sales -4.6%

Price per square foot

\$326/ft²

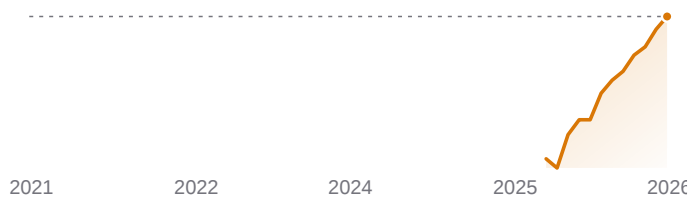


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

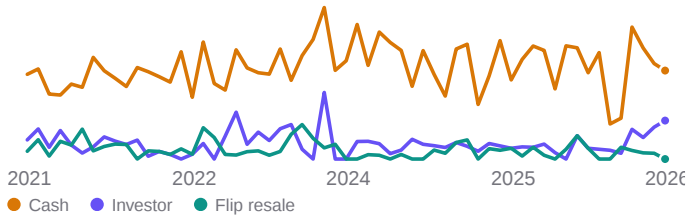
3.8%



BUYERS & OUTCOMES

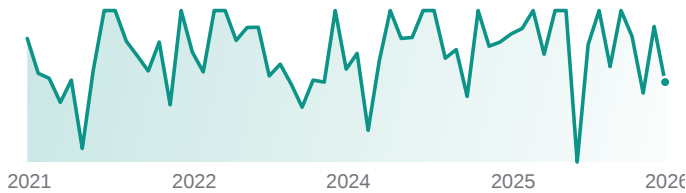
Buyer mix

Cash 32% · Investor 14% · Flip resale 0%



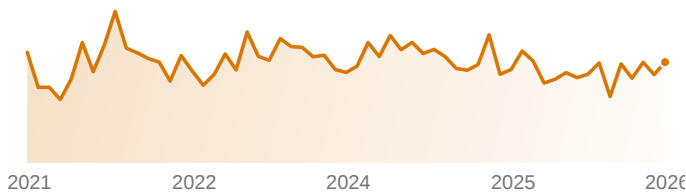
Sellers who sold at a gain

94%

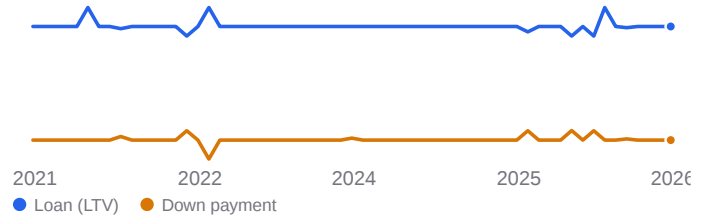


Median annualized return at resale

+5.2%

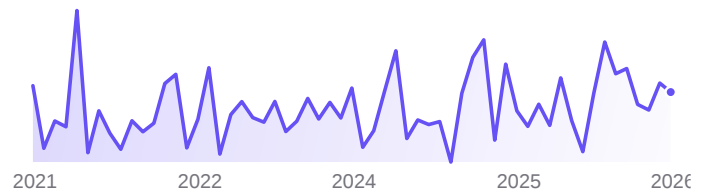


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



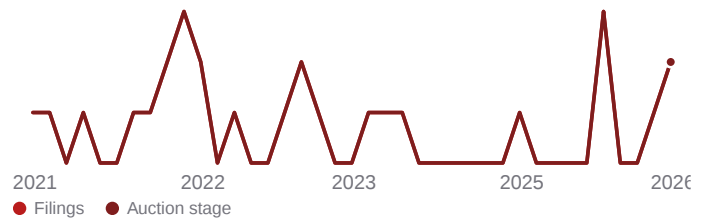
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	18,859
Median value (AVM)	\$510K
Median size	1,684 ft²
Median bedrooms	3
Median year built	1968
Single family	73%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	86%
Company owned	20%
Median loan-to-value	44%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	54,841
Density	846 / mi²
Median household income	\$119K
Average household income	\$150K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	33
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	8.3%
Unemployment	1.3%
Average temp	48°F
Annual precip	34 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.