

Ann Arbor 48104

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

BALANCED MARKET

\$543K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

364

SALES (12 MO)

\$618K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



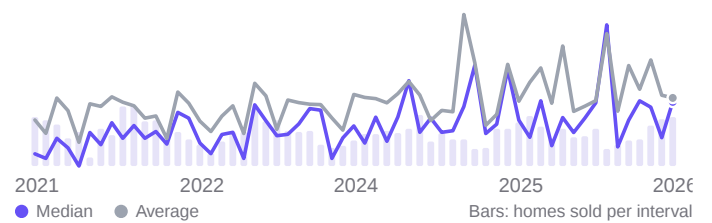
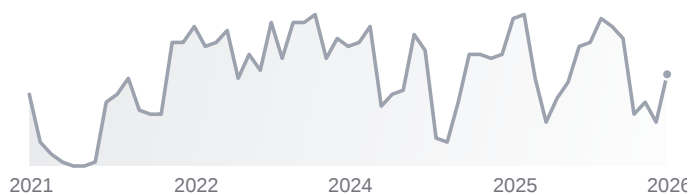
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$615K · Average \$636K

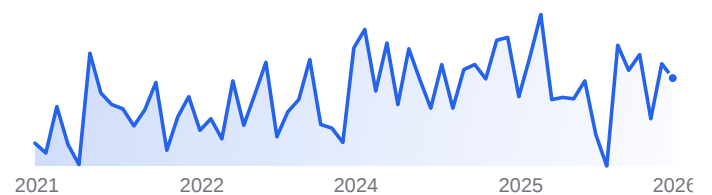
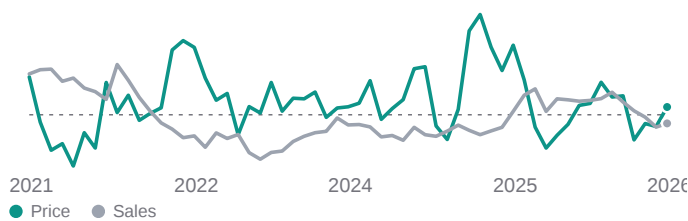


Growth (year over year)

Price +3.8% · Sales -4.2%

Price per square foot

\$381/ft²

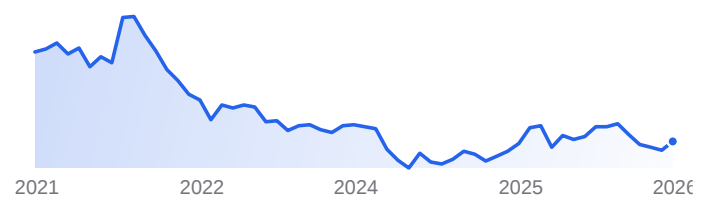
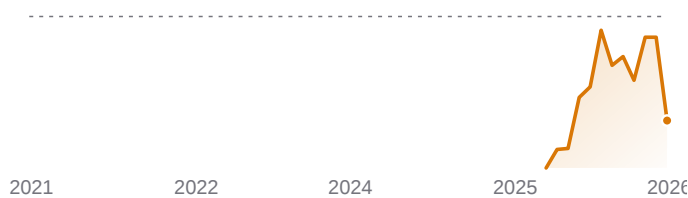


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

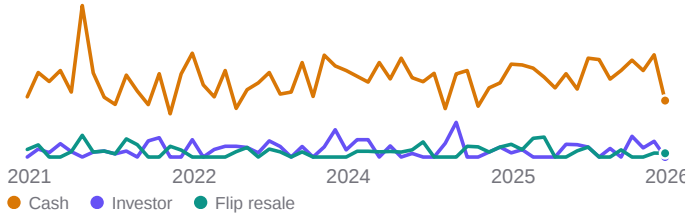
4.1%



BUYERS & OUTCOMES

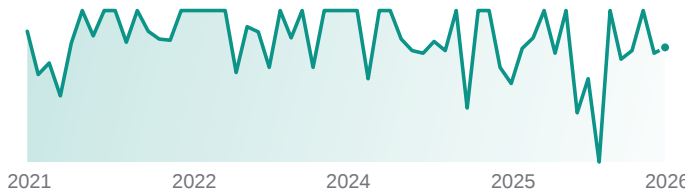
Buyer mix

Cash 33% · Investor 0% · Flip resale 2.2%



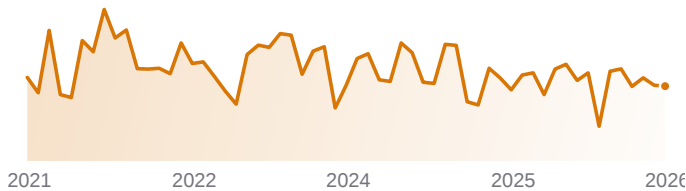
Sellers who sold at a gain

95%

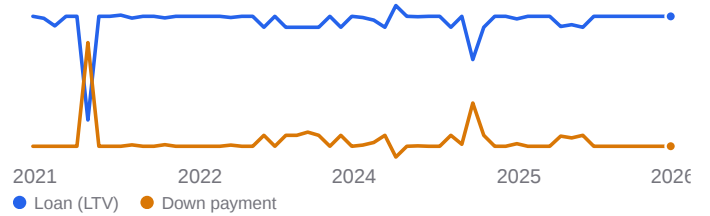


Median annualized return at resale

+4.4%

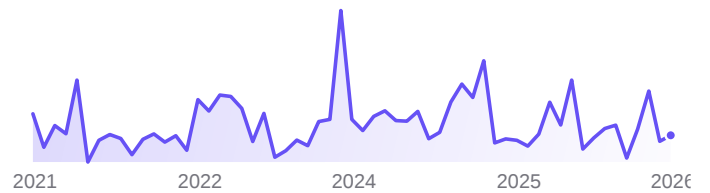


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,892
Median value (AVM)	\$618K
Median size	1,626 ft²
Median bedrooms	3
Median year built	1952
Single family	77%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.7%
Owner occupied	70%
Company owned	29%
Median loan-to-value	36%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	43,655
Density	5,357 / mi²
Median household income	\$75K
Average household income	\$112K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	26
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	32.6%
Unemployment	0.9%
Average temp	49°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.