

Ann Arbor 48108

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

BALANCED MARKET

\$448K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

318

SALES (12 MO)

\$452K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



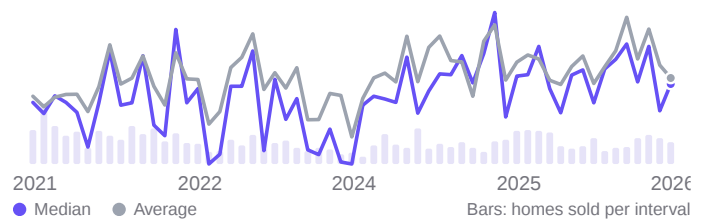
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$440K · Average \$453K

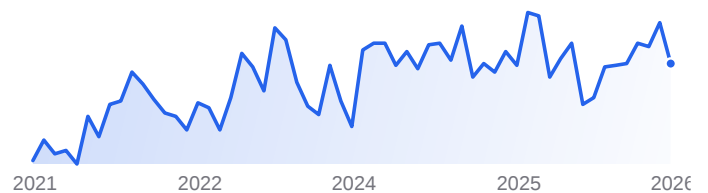
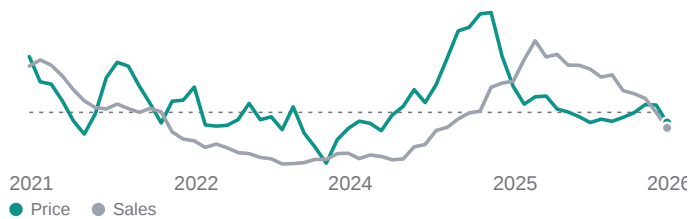


Growth (year over year)

Price -6.5% · Sales -9.9%

Price per square foot

\$243/ft²

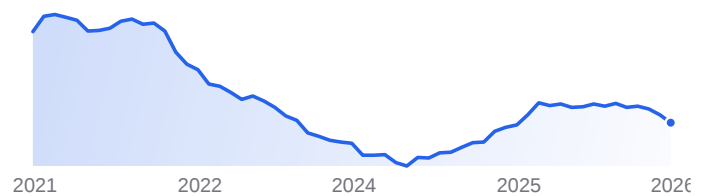
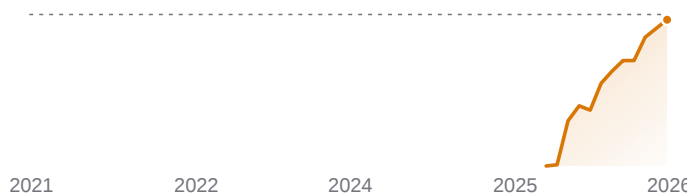


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

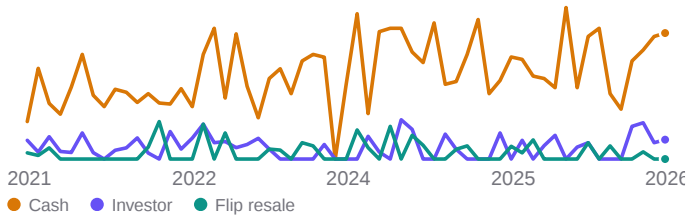
4.3%



BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 7.4% · Flip resale 0%



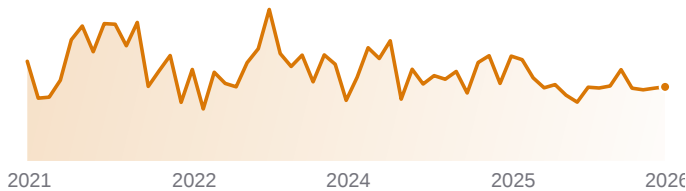
Sellers who sold at a gain

95%

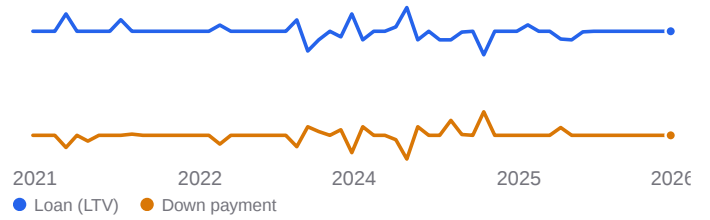


Median annualized return at resale

+4.4%

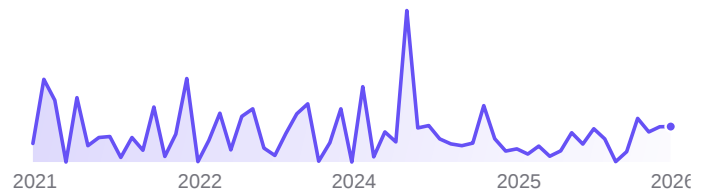


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



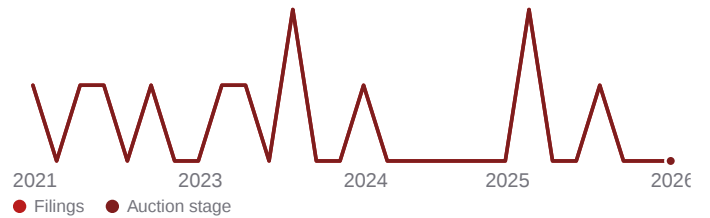
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,442
Median value (AVM)	\$452K
Median size	1,716 ft²
Median bedrooms	3
Median year built	1995
Single family	51%
Condos	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	87%
Company owned	16%
Median loan-to-value	47%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	28,266
Density	1,678 / mi²
Median household income	\$88K
Average household income	\$108K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	29
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	13.3%
Unemployment	1.3%
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.