

South Lyon 48178

ZIP code · MI · Michigan > Livingston County > South Lyon

BALANCED MARKET

\$548K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

441

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



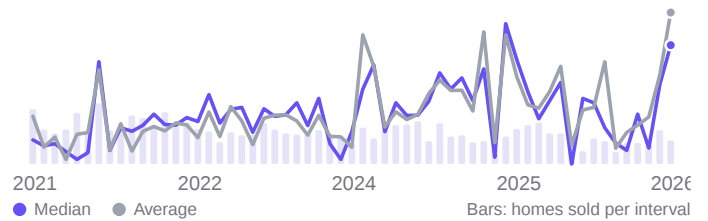
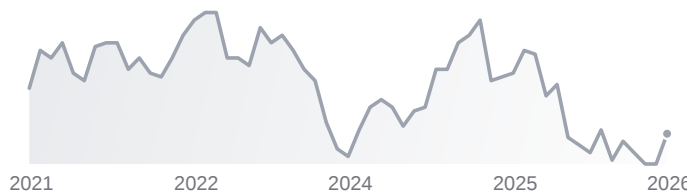
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$653K · Average \$725K

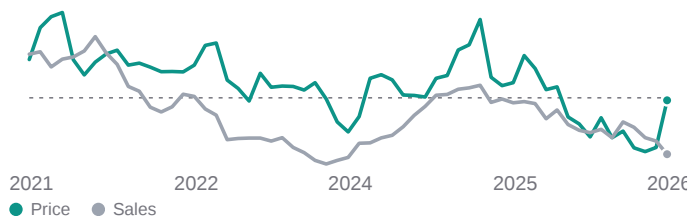


Growth (year over year)

Price -1.1% · Sales -23.0%

Price per square foot

\$250/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

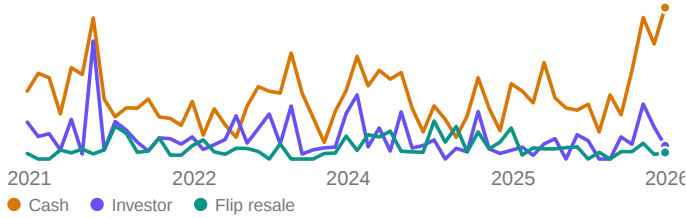
3.3%



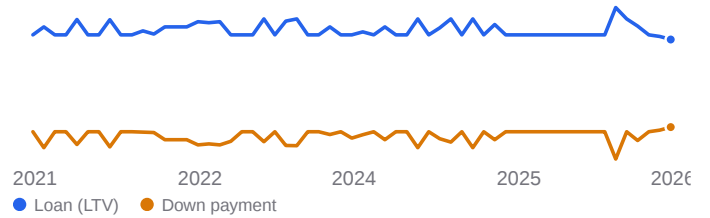
BUYERS & OUTCOMES

Buyer mix

Cash 62% · Investor 5.4% · Flip resale 2.7%

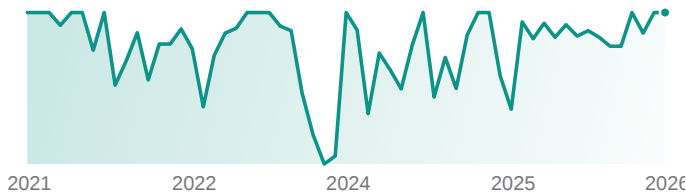


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



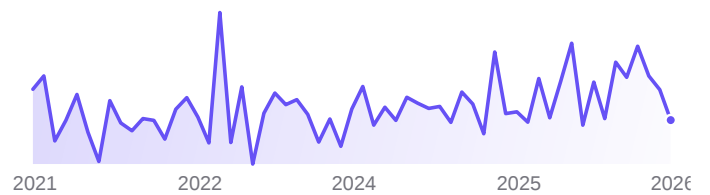
Sellers who sold at a gain

100%



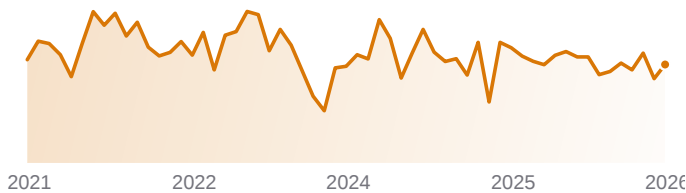
Typical hold before selling

6.1 yrs



Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	13,305
Median value (AVM)	\$460K
Median size	2,277 ft²
Median bedrooms	3
Median year built	1997
Single family	58%
Condos	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.8%
Owner occupied	94%
Company owned	8.9%
Median loan-to-value	52%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	38,691
Density	762 / mi²
Median household income	\$117K
Average household income	\$137K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	23
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	4.2%
Unemployment	1.1%
Average temp	48°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.