

Whitmore Lake 48189

ZIP code · MI · Michigan > Washtenaw County > Whitmore Lake

BALANCED MARKET

\$401K

MEDIAN SALE PRICE

+14.6%

1-YR CHANGE

160

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



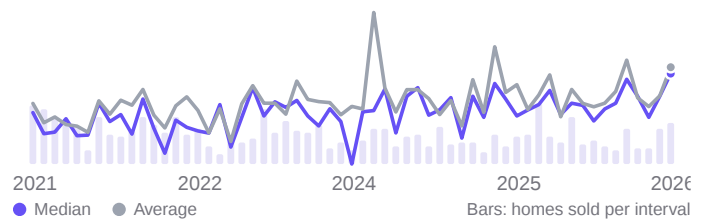
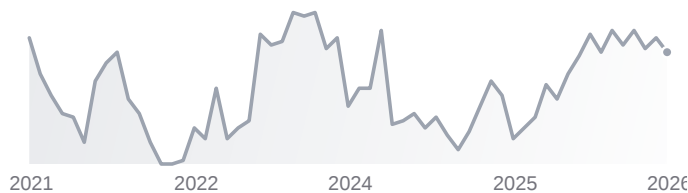
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$480K · Average \$502K

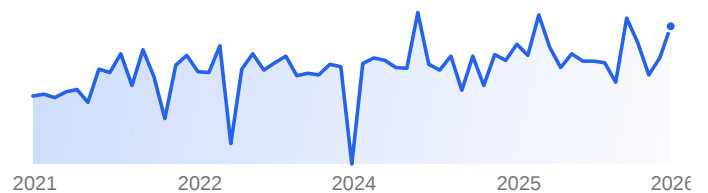
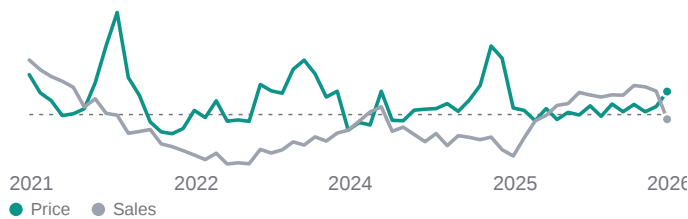


Growth (year over year)

Price +14.6% · Sales -3.0%

Price per square foot

\$268/ft²

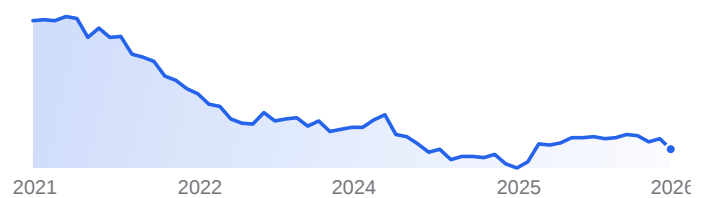
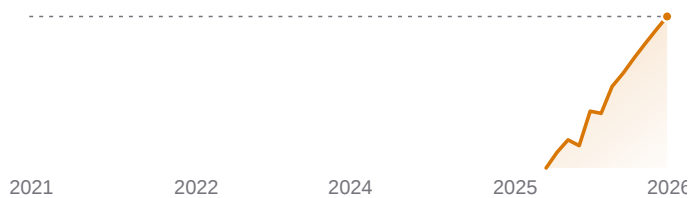


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

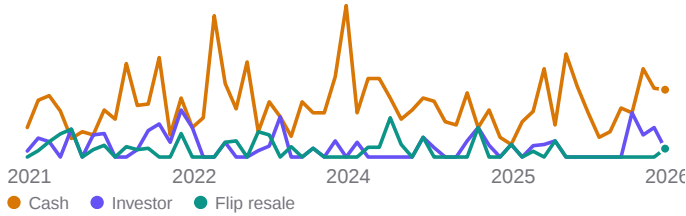
2.8%



BUYERS & OUTCOMES

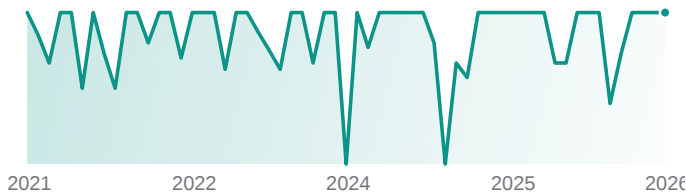
Buyer mix

Cash 38% · Investor 4.8% · Flip resale 4.8%



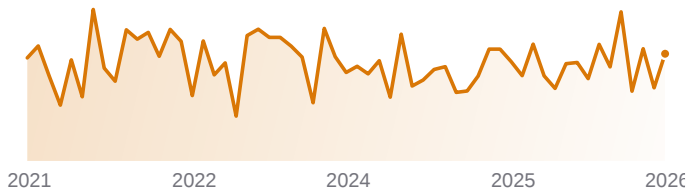
Sellers who sold at a gain

100%

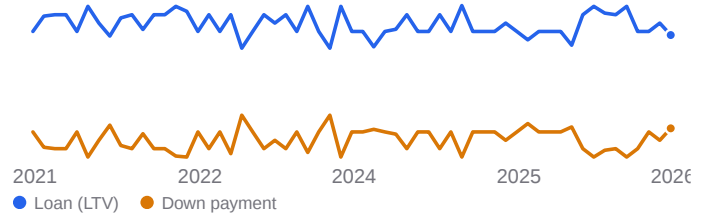


Median annualized return at resale

+6.9%

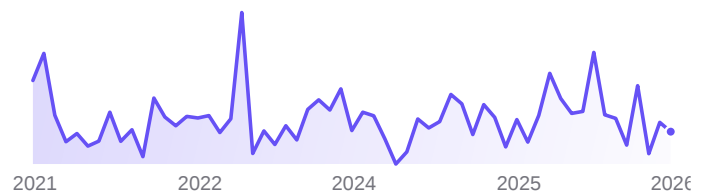


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,680
Median value (AVM)	\$367K
Median size	1,633 ft²
Median bedrooms	3
Median year built	1985
Single family	76%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	86%
Company owned	15%
Median loan-to-value	47%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	14,580
Density	397 / mi²
Median household income	\$98K
Average household income	\$126K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	27
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	6.0%
Unemployment	1.2%
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.