

Ypsilanti 48197

ZIP code · MI · Michigan > Washtenaw County > Ypsilanti

BALANCED MARKET

\$340K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

560

SALES (12 MO)

\$341K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



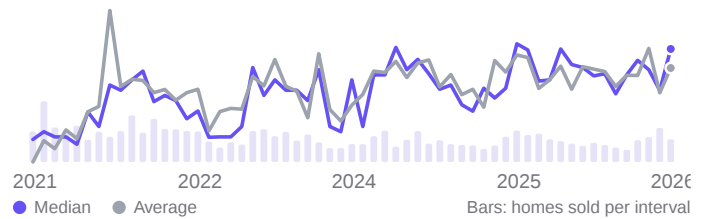
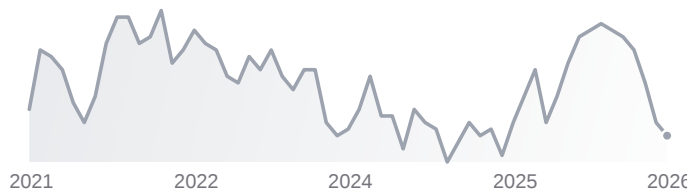
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$360K · Average \$342K

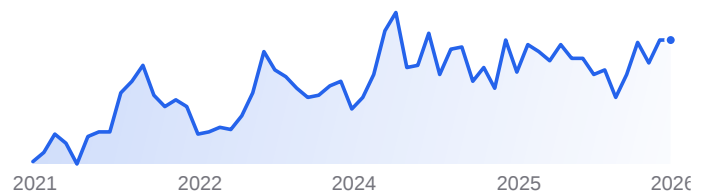
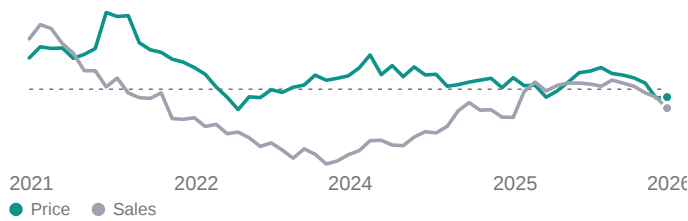


Growth (year over year)

Price -3.1% · Sales -7.6%

Price per square foot

\$210/ft²

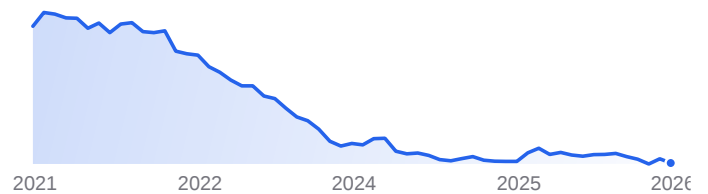
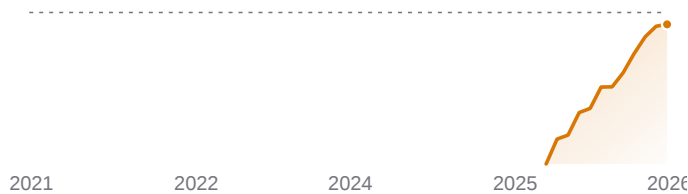


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

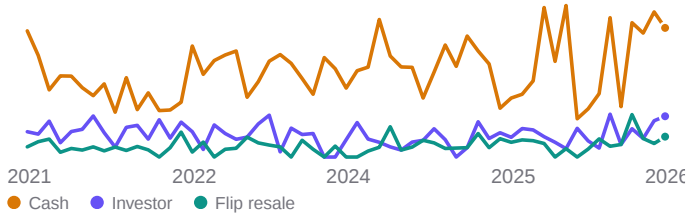
3.2%



BUYERS & OUTCOMES

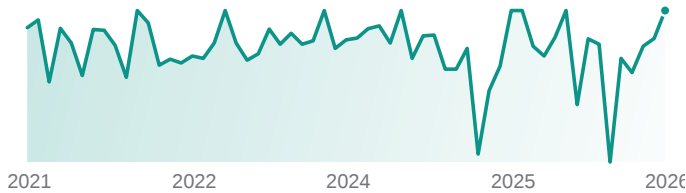
Buyer mix

Cash 37% · Investor 12% · Flip resale 5.8%



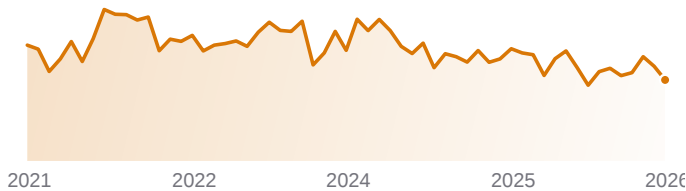
Sellers who sold at a gain

100%

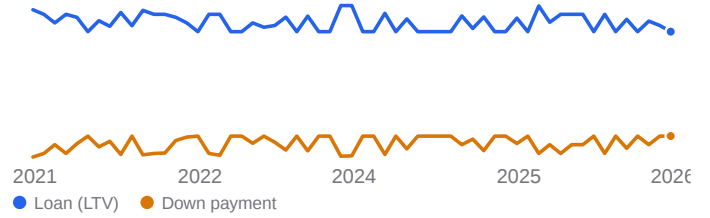


Median annualized return at resale

+5.0%

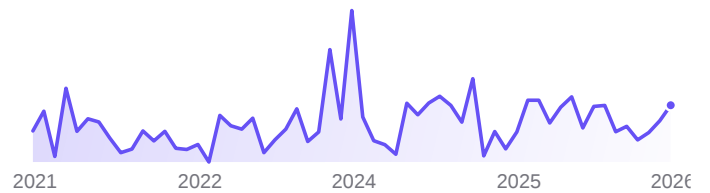


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



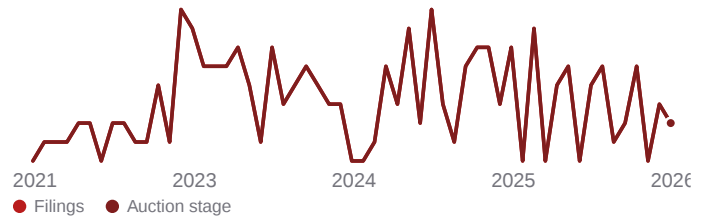
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	17,248
Median value (AVM)	\$341K
Median size	1,708 ft²
Median bedrooms	3
Median year built	1990
Single family	79%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.7%
Owner occupied	85%
Company owned	14%
Median loan-to-value	50%

Typical ownership tenure

14.5 yrs

COMMUNITY

Population	67,337
Density	1,571 / mi²
Median household income	\$78K
Average household income	\$95K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	26
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	14.3%
Unemployment	1.2%
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.