

Utica 48316

ZIP code · MI · Michigan > Macomb County > Utica

SELLER'S MARKET

\$358K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

392

SALES (12 MO)

\$406K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

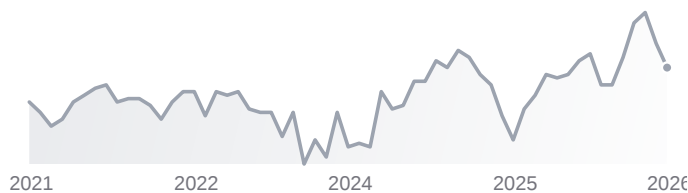
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

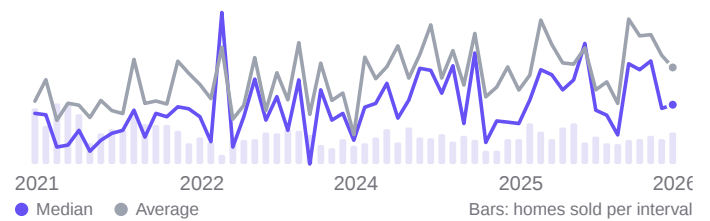
Market temperature (0–100)

63 / 100



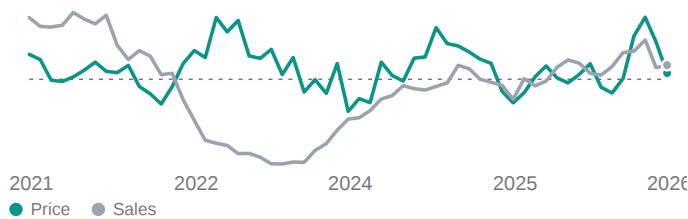
Sale prices

Median \$338K · Average \$393K



Growth (year over year)

Price +2.7% · Sales +6.2%



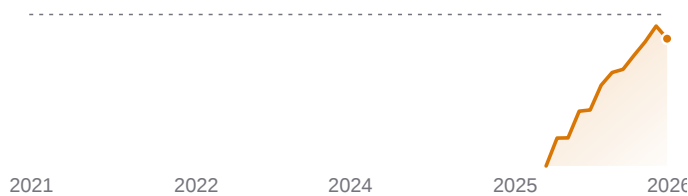
Price per square foot

\$204/ft²



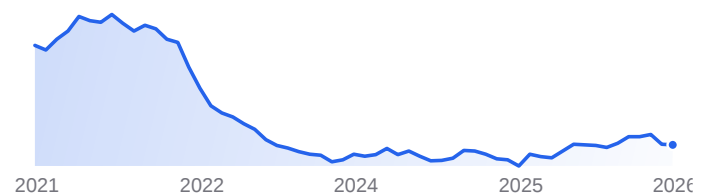
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

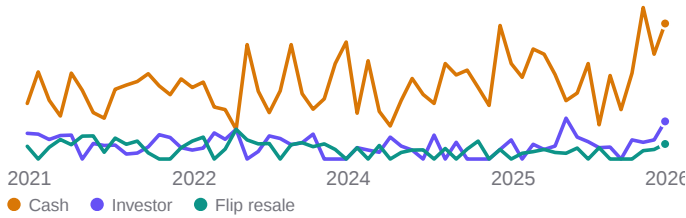
4.0%



BUYERS & OUTCOMES

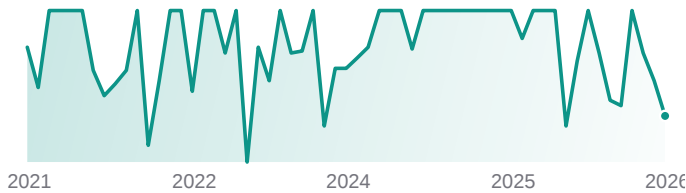
Buyer mix

Cash 47% · Investor 13% · Flip resale 5.3%



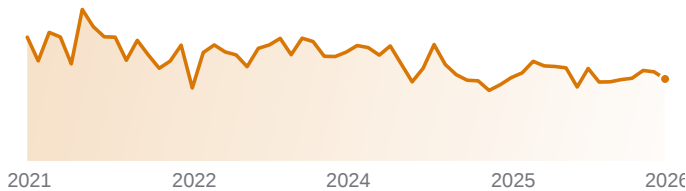
Sellers who sold at a gain

87%

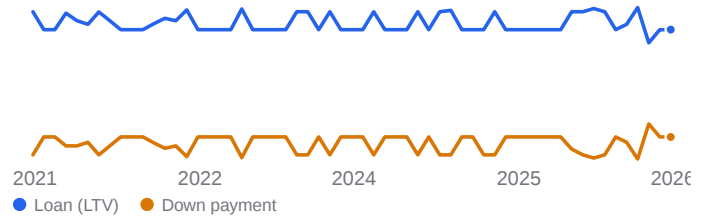


Median annualized return at resale

+5.4%

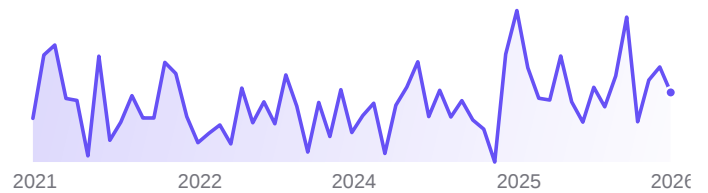


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	9,872
Median value (AVM)	\$406K
Median size	2,108 ft²
Median bedrooms	3
Median year built	1989
Single family	80%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	94%
Company owned	10%
Median loan-to-value	45%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	28,444
Density	2,453 / mi²
Median household income	\$105K
Average household income	\$128K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	20
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	4.7%
Unemployment	1.3%
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.