

West Bloomfield 48322

ZIP code · MI · Michigan > Oakland County

BALANCED MARKET

\$398K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

397

SALES (12 MO)

\$426K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



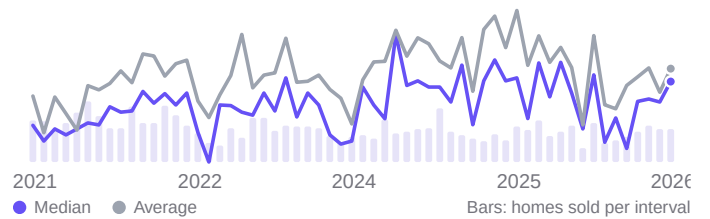
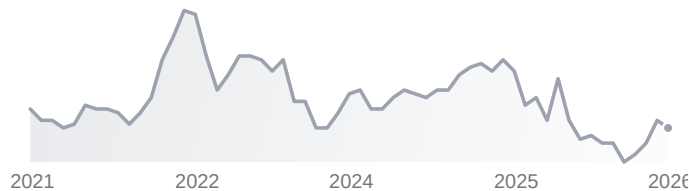
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$419K · Average \$441K

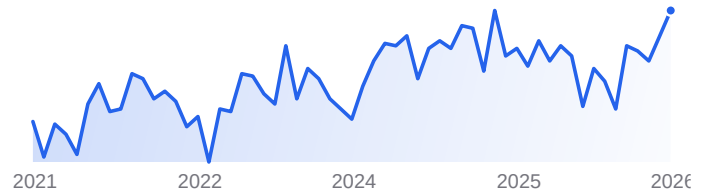
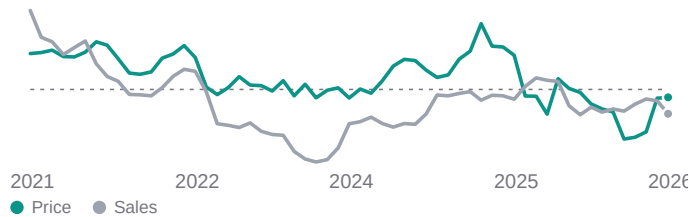


Growth (year over year)

Price -3.1% · Sales -9.6%

Price per square foot

\$203/ft²

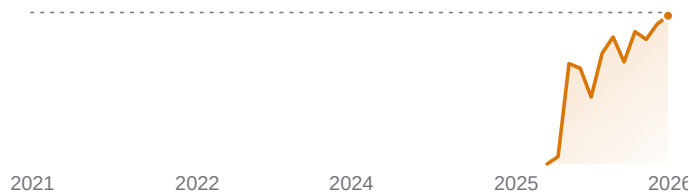


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

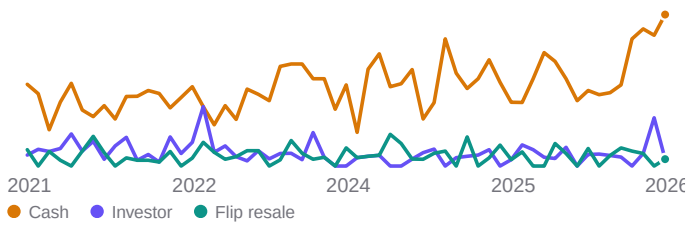
3.8%



BUYERS & OUTCOMES

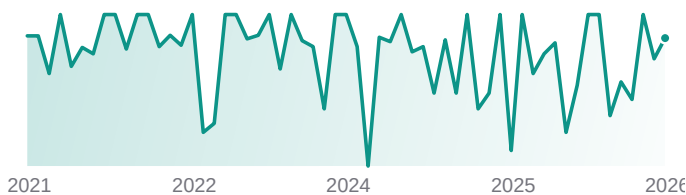
Buyer mix

Cash 58% · Investor 2.6% · Flip resale 2.6%



Sellers who sold at a gain

97%

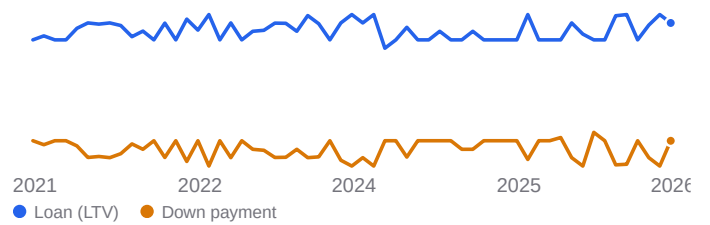


Median annualized return at resale

+4.8%

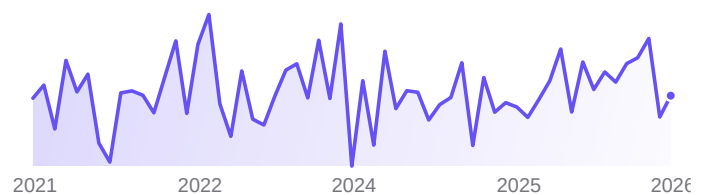


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,555
Median value (AVM)	\$426K
Median size	2,384 ft²
Median bedrooms	3
Median year built	1983
Single family	63%
Condos	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.4%
Owner occupied	92%
Company owned	10%
Median loan-to-value	51%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	32,647
Density	2,765 / mi²
Median household income	\$113K
Average household income	\$151K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	32%
Poverty rate	5.1%
Unemployment	1.0%
Average temp	48°F
Annual precip	32 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.