

West Bloomfield 48323

ZIP code · MI · Michigan > Oakland County

BALANCED MARKET

\$520K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

239

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

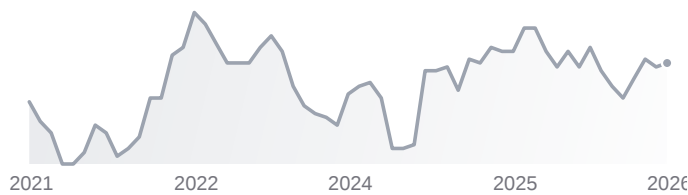
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

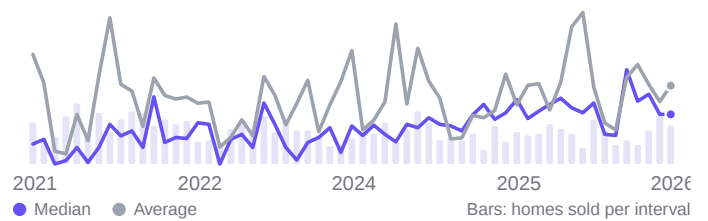
Market temperature (0–100)

55 / 100



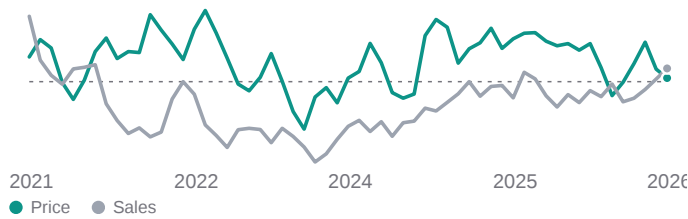
Sale prices

Median \$500K · Average \$587K



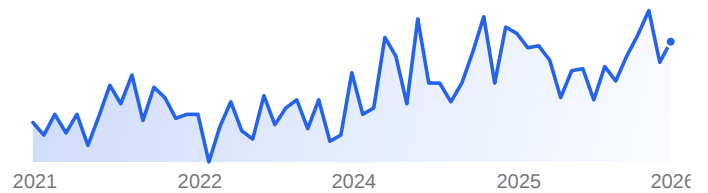
Growth (year over year)

Price +1.2% · Sales +4.4%



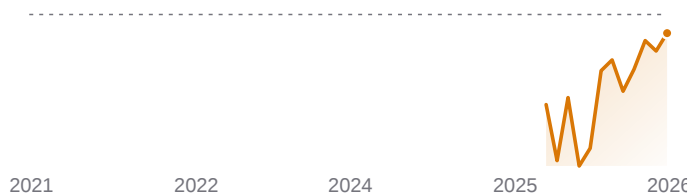
Price per square foot

\$212/ft²



Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

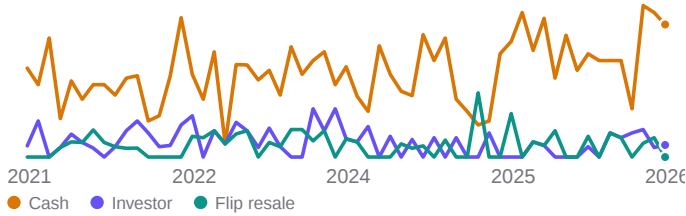
3.4%



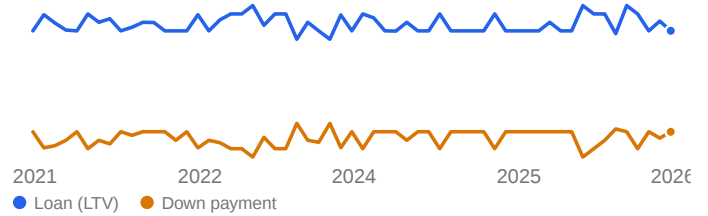
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 4.2% · Flip resale 0%

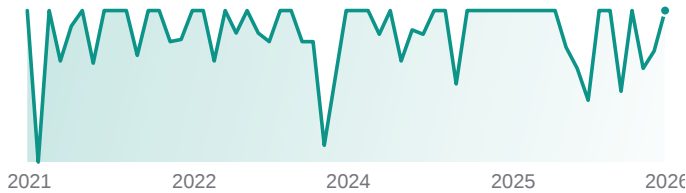


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



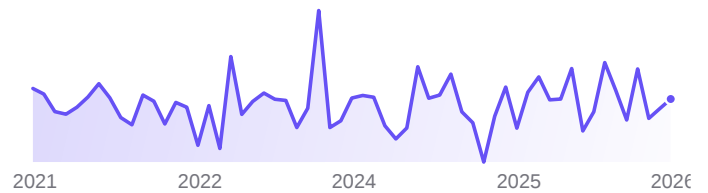
Sellers who sold at a gain

100%



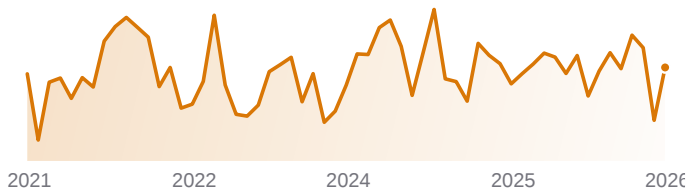
Typical hold before selling

8.1 yrs



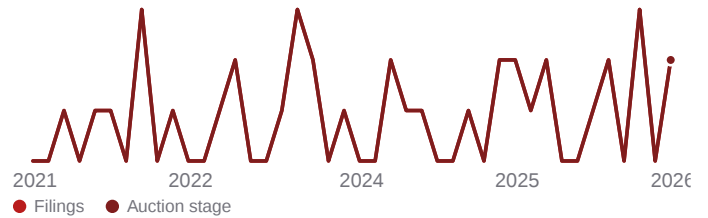
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,051
Median value (AVM)	\$534K
Median size	2,658 ft²
Median bedrooms	4
Median year built	1977
Single family	76%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.3%
Owner occupied	94%
Company owned	9.6%
Median loan-to-value	46%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	18,779
Density	1,662 / mi²
Median household income	\$154K
Average household income	\$183K
Crime index (US avg 100)	25
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	23
Homes occupied	95%
Bachelor's or higher	32%
Poverty rate	7.4%
Unemployment	1.1%
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.