

Waterford 48327

ZIP code · MI · Michigan > Oakland County

SELLER'S MARKET

\$303K

MEDIAN SALE PRICE

+6.8%

1-YR CHANGE

305

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



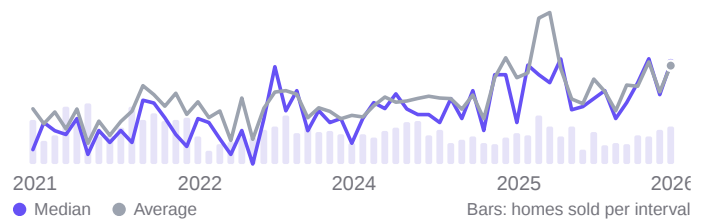
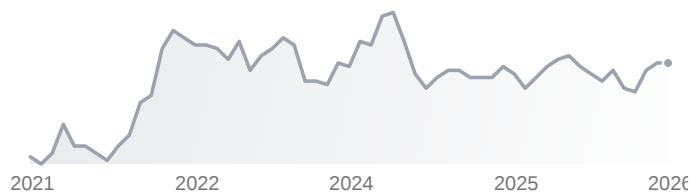
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$315K · Average \$311K

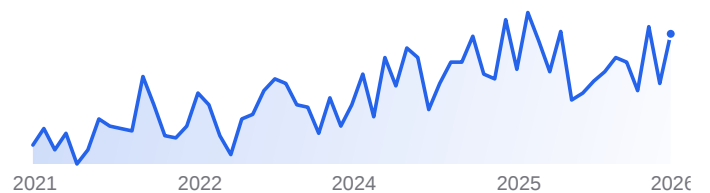
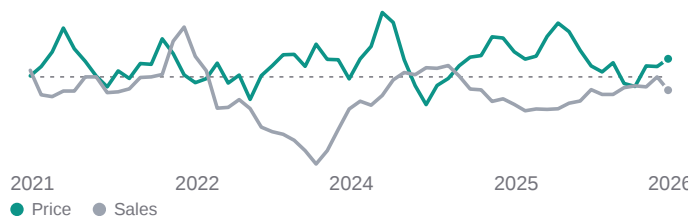


Growth (year over year)

Price +6.8% · Sales -5.0%

Price per square foot

\$212/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

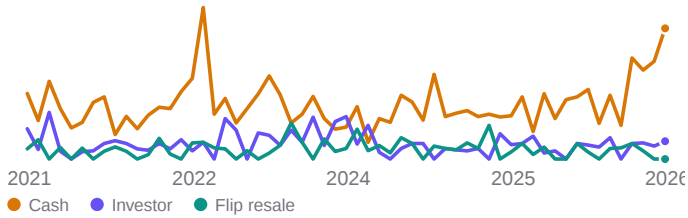
3.8%



BUYERS & OUTCOMES

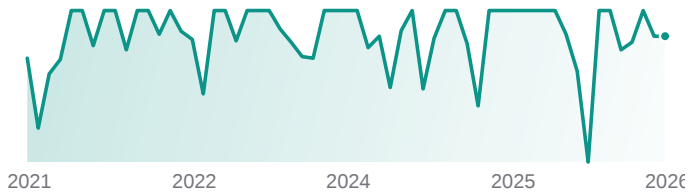
Buyer mix

Cash 65% · Investor 8.8% · Flip resale 0%



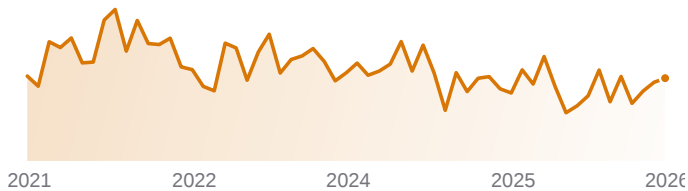
Sellers who sold at a gain

96%

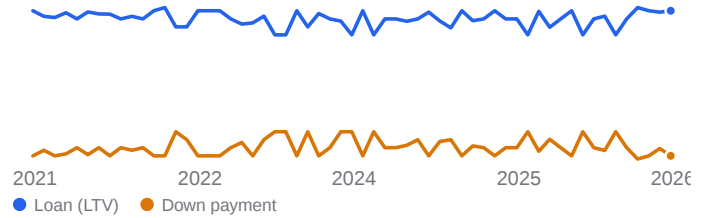


Median annualized return at resale

+6.5%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



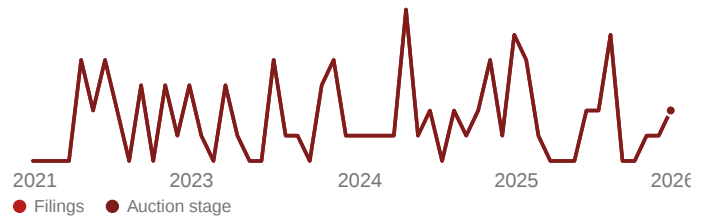
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,948
Median value (AVM)	\$253K
Median size	1,390 ft²
Median bedrooms	3
Median year built	1979
Single family	72%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.2%
Owner occupied	90%
Company owned	6.7%
Median loan-to-value	50%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	21,330
Density	1,806 / mi²
Median household income	\$77K
Average household income	\$92K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	24
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	48°F
Annual precip	31 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.