

Waterford 48328

ZIP code · MI · Michigan > Oakland County

BALANCED MARKET

\$247K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

364

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



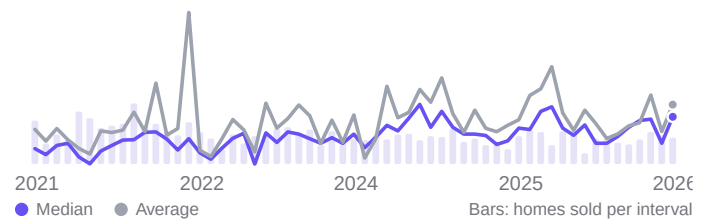
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$268K · Average \$295K

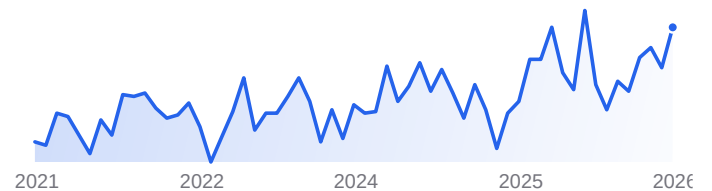
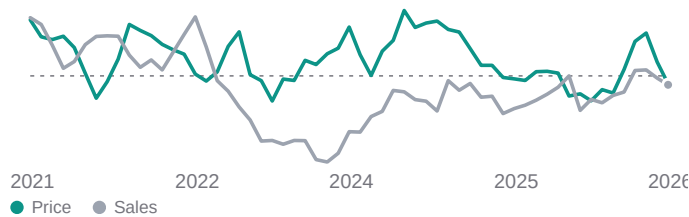


Growth (year over year)

Price -2.9% · Sales -3.2%

Price per square foot

\$221/ft²

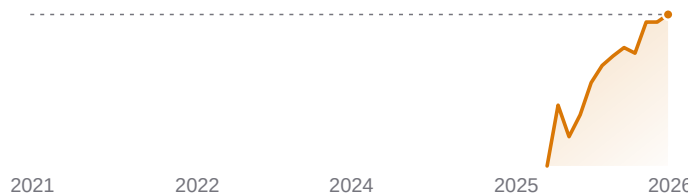


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

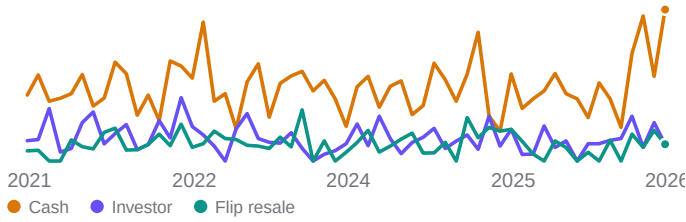
4.2%



BUYERS & OUTCOMES

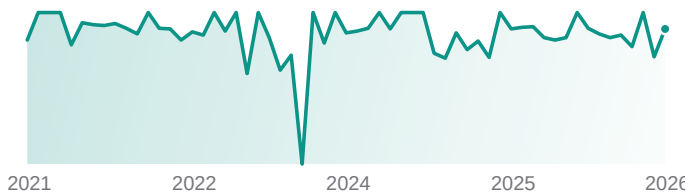
Buyer mix

Cash 56% · Investor 6.3% · Flip resale 6.3%



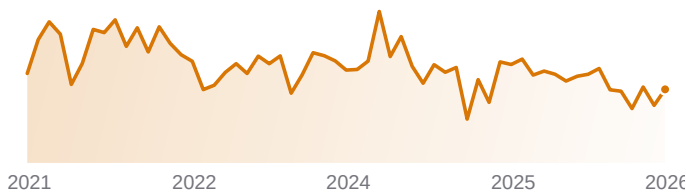
Sellers who sold at a gain

96%

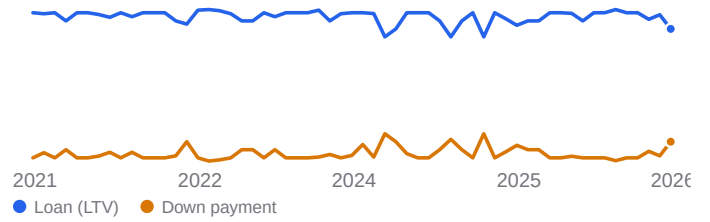


Median annualized return at resale

+5.7%

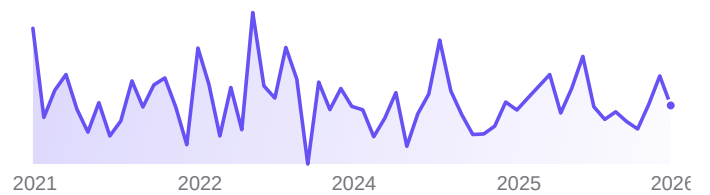


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,726
Median value (AVM)	\$219K
Median size	1,272 ft²
Median bedrooms	3
Median year built	1958
Single family	84%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	88%
Company owned	7.5%
Median loan-to-value	50%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	25,578
Density	2,364 / mi²
Median household income	\$67K
Average household income	\$93K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	25
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	11.5%
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.