

Farmington 48331

ZIP code · MI · Michigan > Oakland County > Farmington

BALANCED MARKET

\$448K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

270

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



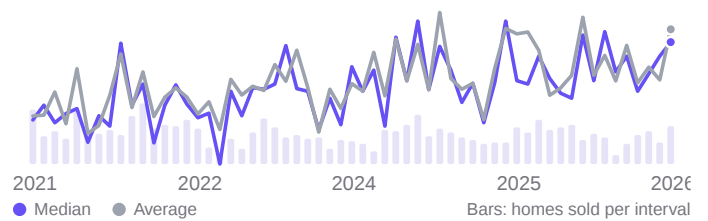
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$470K · Average \$488K

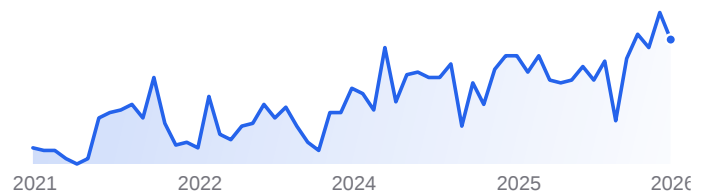
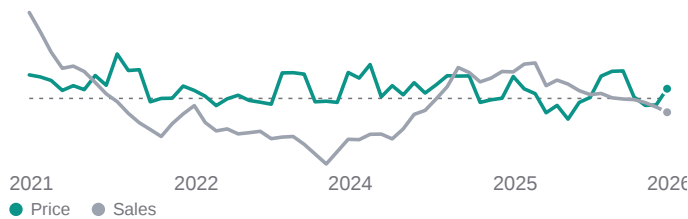


Growth (year over year)

Price +5.5% · Sales -7.8%

Price per square foot

\$210/ft²

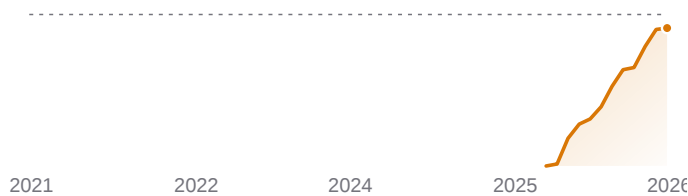


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

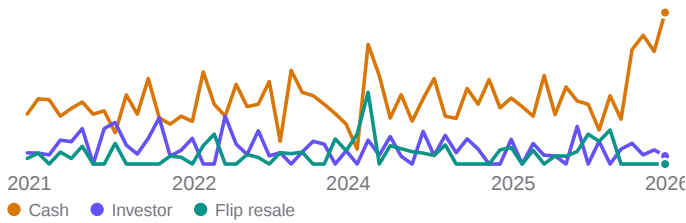
3.6%



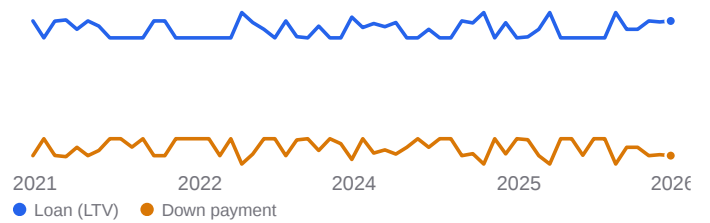
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 3.3% · Flip resale 0%

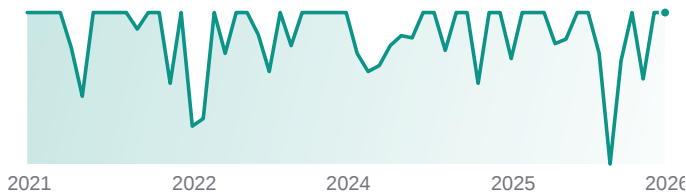


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



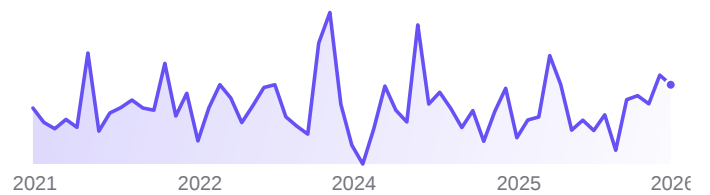
Sellers who sold at a gain

100%



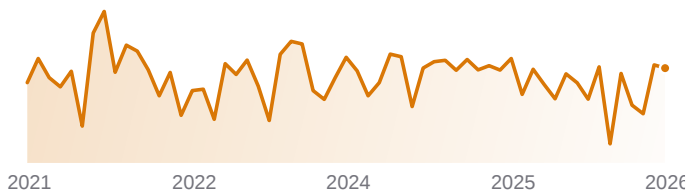
Typical hold before selling

10.1 yrs



Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,465
Median value (AVM)	\$456K
Median size	2,381 ft²
Median bedrooms	4
Median year built	1985
Single family	72%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.1%
Owner occupied	94%
Company owned	12%
Median loan-to-value	52%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	22,201
Density	2,418 / mi²
Median household income	\$128K
Average household income	\$152K
Crime index (US avg 100)	42
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	21
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	4.9%
Unemployment	1.2%
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.