

Pontiac 48342

ZIP code · MI · Michigan > Oakland County > Pontiac

BUYER'S MARKET

\$109K

MEDIAN SALE PRICE

-21.1%

1-YR CHANGE

172

SALES (12 MO)

\$105K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



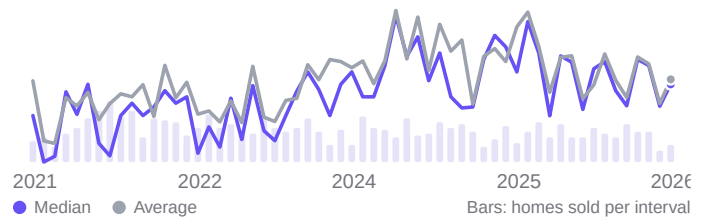
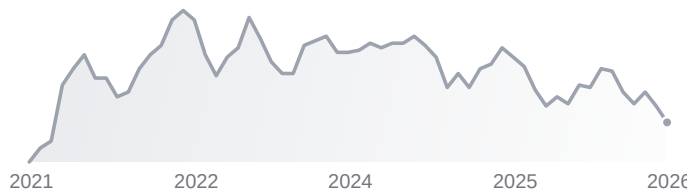
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$110K · Average \$114K

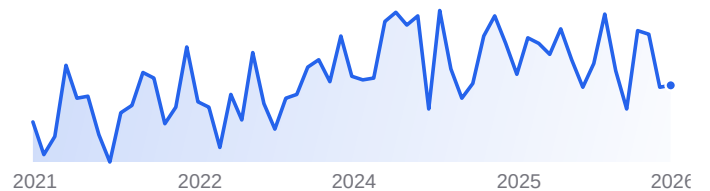
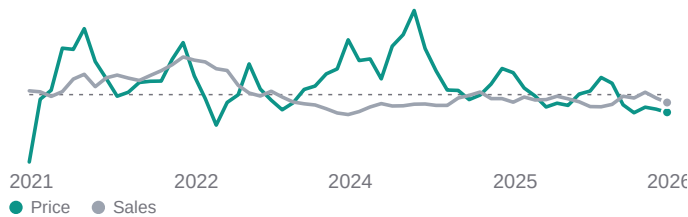


Growth (year over year)

Price -21.1% · Sales -9.5%

Price per square foot

\$85/ft²

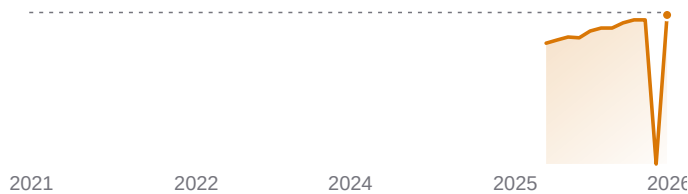


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

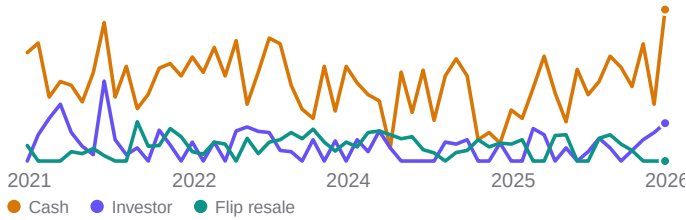
3.2%



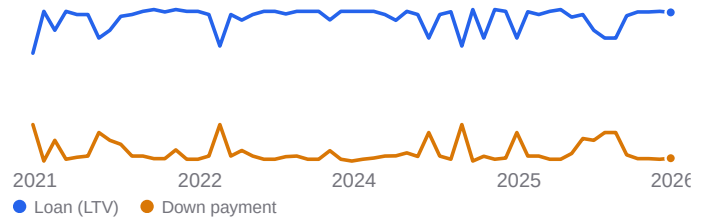
BUYERS & OUTCOMES

Buyer mix

Cash 89% · Investor 22% · Flip resale 0%

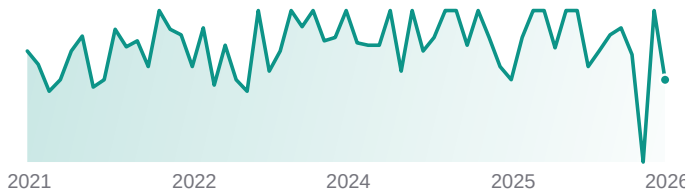


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.6%



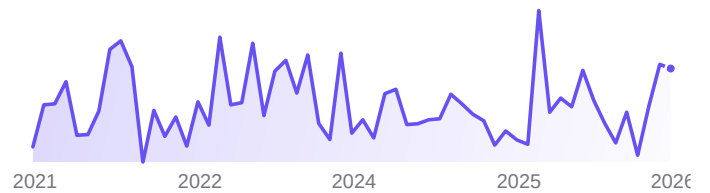
Sellers who sold at a gain

71%



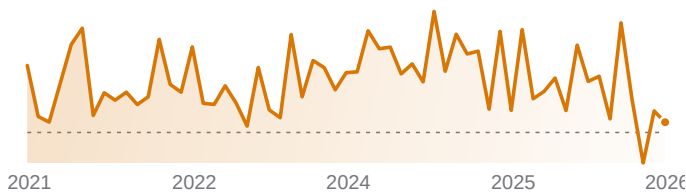
Typical hold before selling

12.1 yrs



Median annualized return at resale

+1.6%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,382
Median value (AVM)	\$105K
Median size	1,077 ft²
Median bedrooms	3
Median year built	1931
Single family	97%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.5%
Owner occupied	63%
Company owned	19%
Median loan-to-value	0%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	18,796
Density	3,389 / mi²
Median household income	\$39K
Average household income	\$50K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	26
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	32.6%
Unemployment	0.9%
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.