

Clarkston 48346

ZIP code · MI · Michigan > Oakland County

BALANCED MARKET

\$356K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

330

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



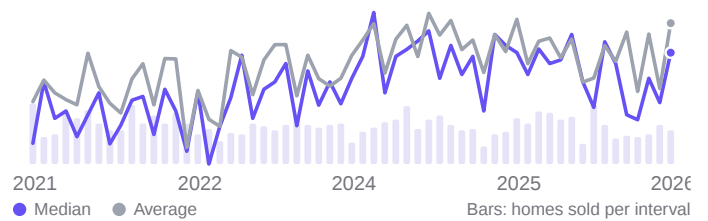
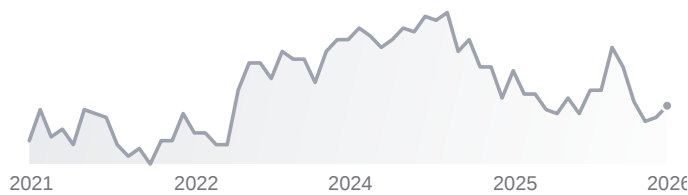
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$390K · Average \$430K

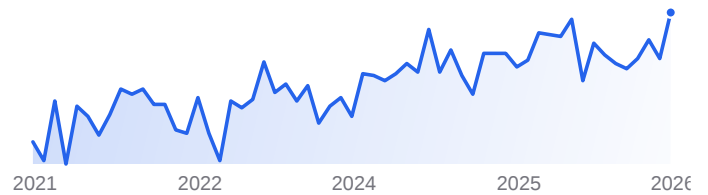
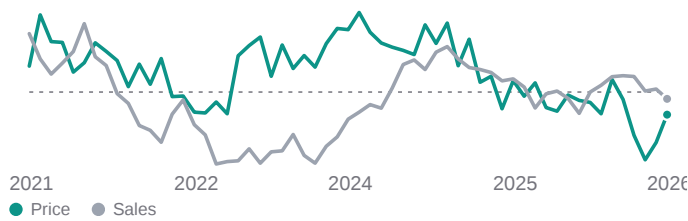


Growth (year over year)

Price -6.8% · Sales -2.1%

Price per square foot

\$245/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

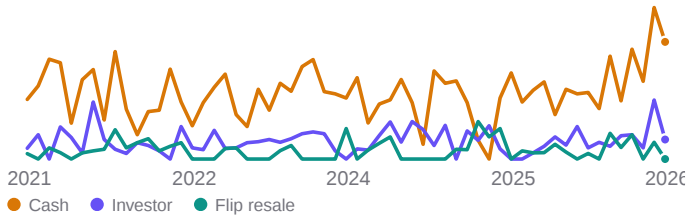
4.4%



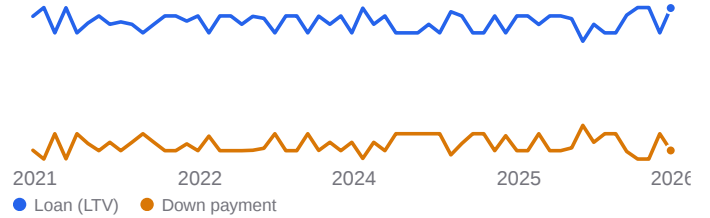
BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 8.0% · Flip resale 0%

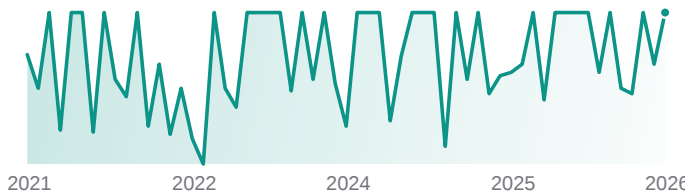


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



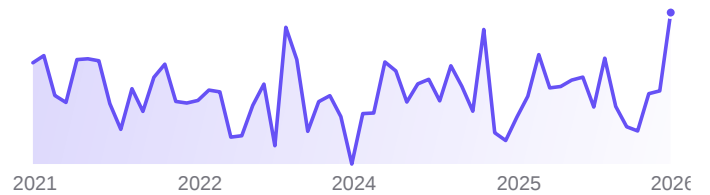
Sellers who sold at a gain

100%



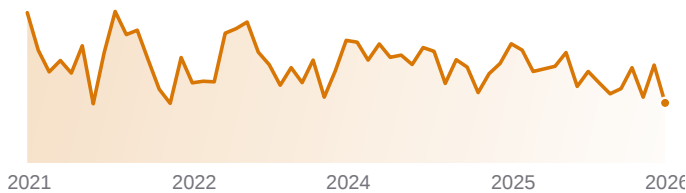
Typical hold before selling

11.9 yrs



Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,460
Median value (AVM)	\$353K
Median size	1,692 ft²
Median bedrooms	3
Median year built	1977
Single family	77%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.7%
Owner occupied	92%
Company owned	12%
Median loan-to-value	51%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	23,410
Density	1,247 / mi²
Median household income	\$94K
Average household income	\$116K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	24
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	7.6%
Unemployment	1.2%
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.