

# Clarkston 48348

ZIP code · MI · Michigan > Oakland County

BUYER'S MARKET

**\$479K**

MEDIAN SALE PRICE

**-13.9%**

1-YR CHANGE

**276**

SALES (12 MO)

**\$503K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



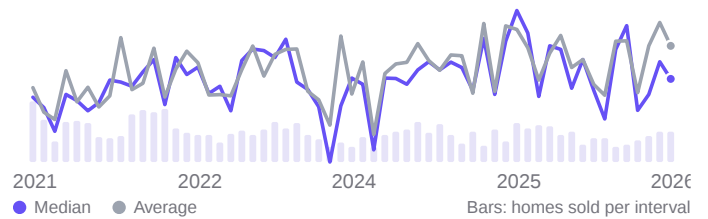
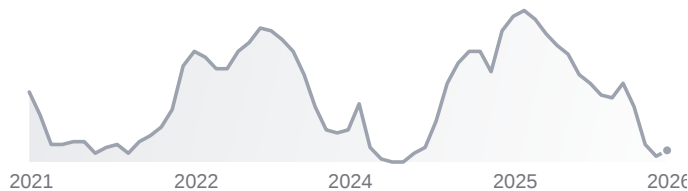
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$478K · Average \$559K

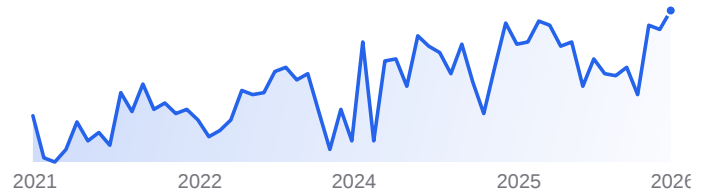
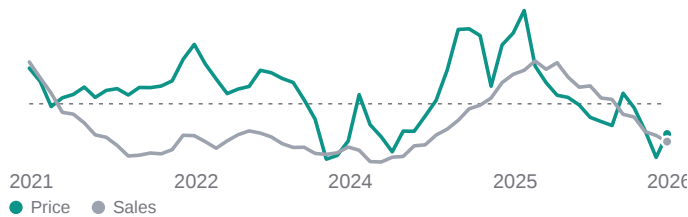


Growth (year over year)

Price -13.9% · Sales -17.4%

Price per square foot

\$245/ft²

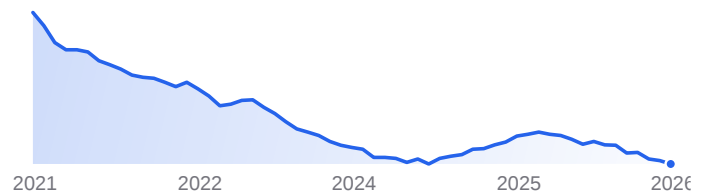
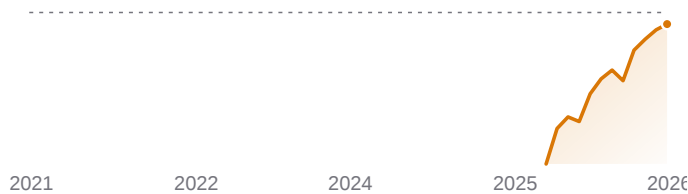


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

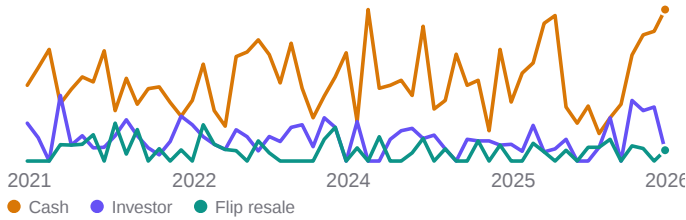
3.2%



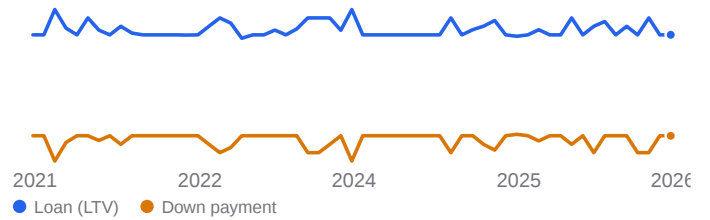
## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 3.6% · Flip resale 3.6%

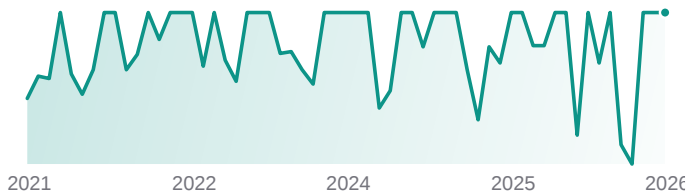


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



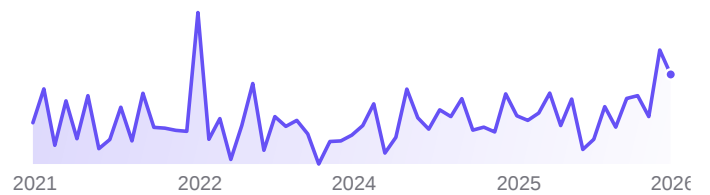
### Sellers who sold at a gain

100%



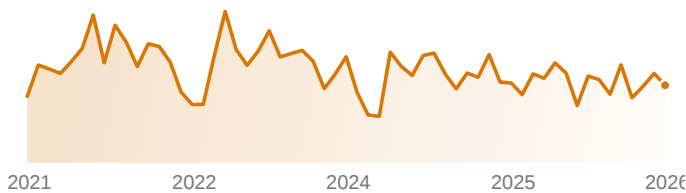
### Typical hold before selling

11.1 yrs



### Median annualized return at resale

+5.1%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,590     |
| Median value (AVM) | \$503K    |
| Median size        | 2,338 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1991      |
| Single family      | 66%       |
| Condos             | 34%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 47%  |
| Underwater (LTV 125% or more) | 2.4% |
| Owner occupied                | 96%  |
| Company owned                 | 11%  |
| Median loan-to-value          | 53%  |

Typical ownership tenure

**13.3 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>24,355</b>    |
| Density                          | <b>713 / mi²</b> |
| Median household income          | <b>\$130K</b>    |
| Average household income         | <b>\$161K</b>    |
| Crime index (US avg 100)         | <b>35</b>        |
| Air pollution index (US avg 100) | <b>97</b>        |
| Earthquake index (US avg 100)    | <b>19</b>        |
| Homes occupied                   | <b>96%</b>       |
| Bachelor's or higher             | <b>30%</b>       |
| Poverty rate                     | <b>3.6%</b>      |
| Unemployment                     | <b>1.1%</b>      |
| Average temp                     | <b>48°F</b>      |
| Annual precip                    | <b>32 in</b>     |
| Sunshine                         | <b>53%</b>       |

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.