

Lake Orion 48359

ZIP code · MI · Michigan > Oakland County > Lake Orion

SELLER'S MARKET

\$424K

MEDIAN SALE PRICE

+26.4%

1-YR CHANGE

111

SALES (12 MO)

\$393K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

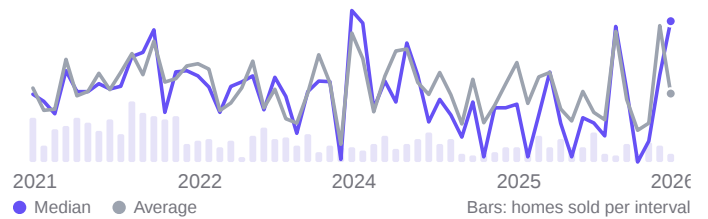
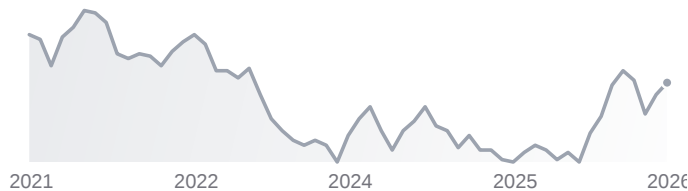
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

62 / 100

Sale prices

Median \$535K · Average \$396K

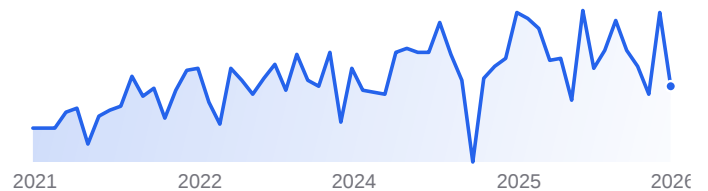
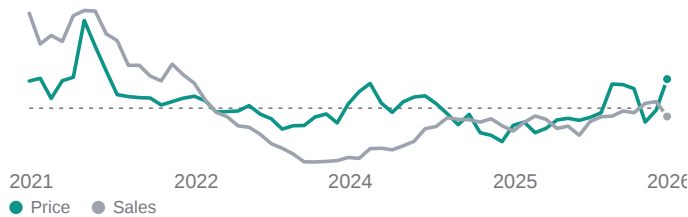


Growth (year over year)

Price +26.4% · Sales -7.5%

Price per square foot

\$200/ft²



Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

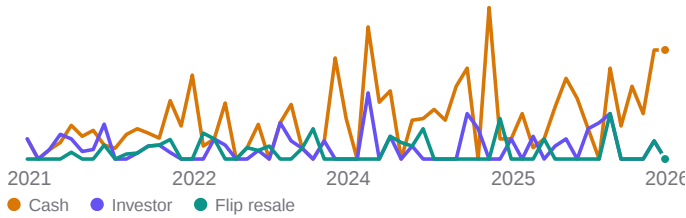
3.6%



BUYERS & OUTCOMES

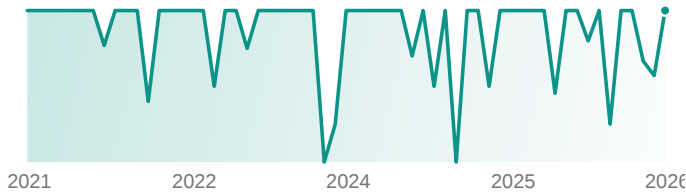
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



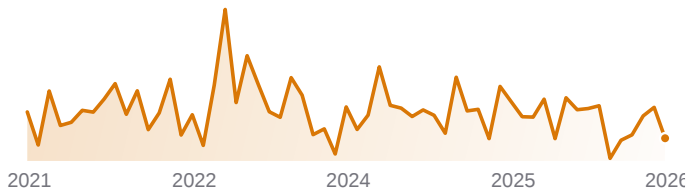
Sellers who sold at a gain

100%

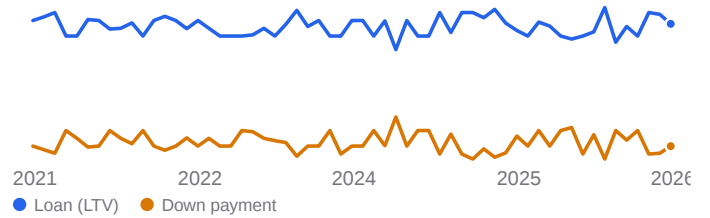


Median annualized return at resale

+2.6%

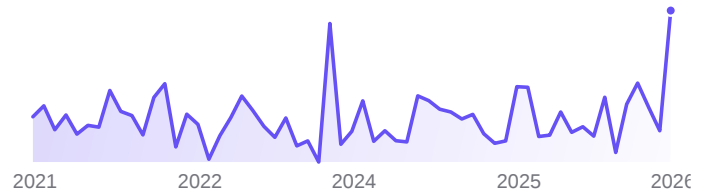


Financing (share of purchase price) Loan (LTV) 88% · Down payment 10%



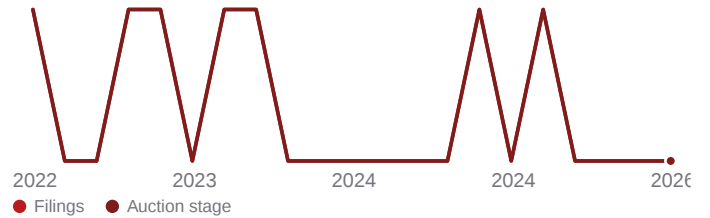
Typical hold before selling

21.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,123
Median value (AVM)	\$393K
Median size	2,020 ft²
Median bedrooms	3
Median year built	1994
Single family	62%
Condos	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.4%
Owner occupied	93%
Company owned	11%
Median loan-to-value	54%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	10,569
Density	949 / mi²
Median household income	\$105K
Average household income	\$125K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	5.1%
Unemployment	1.3%
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.