

Lake Orion 48360

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

SELLER'S MARKET

\$445K

MEDIAN SALE PRICE

+12.3%

1-YR CHANGE

180

SALES (12 MO)

\$433K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

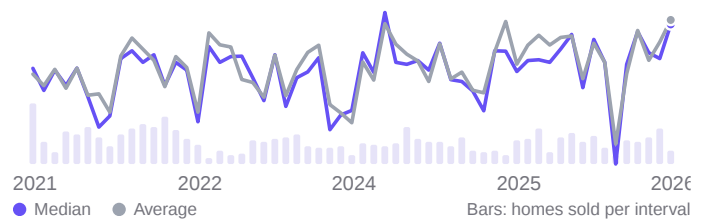
Market temperature (0–100)

68 / 100



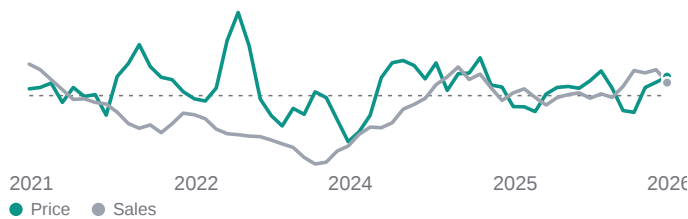
Sale prices

Median \$499K · Average \$511K



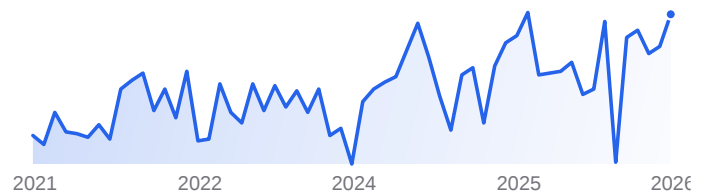
Growth (year over year)

Price +12.3% · Sales +8.4%



Price per square foot

\$236/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

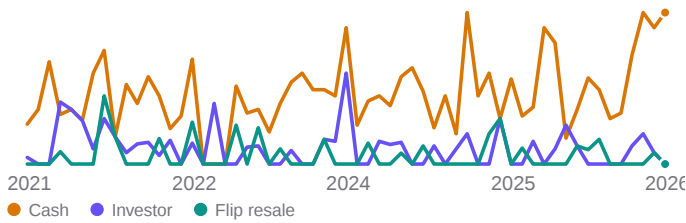
4.0%



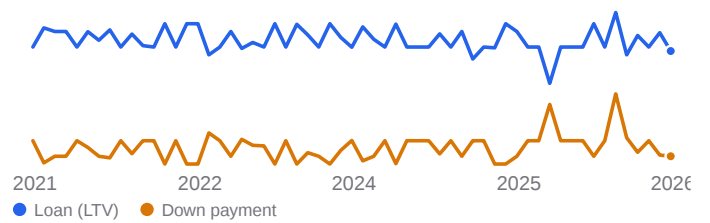
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 0% · Flip resale 0%

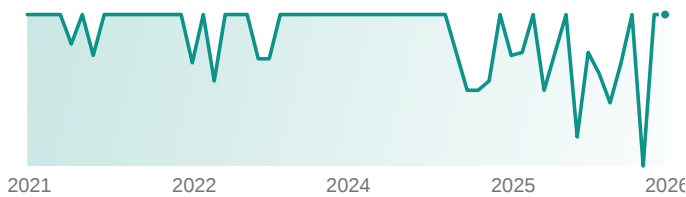


Financing (share of purchase price) Loan (LTV) 77% · Down payment 10%



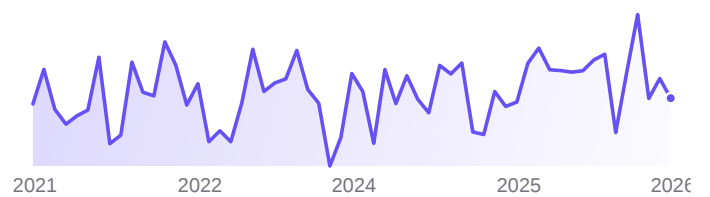
Sellers who sold at a gain

100%



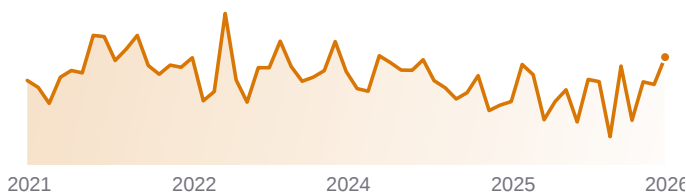
Typical hold before selling

6.0 yrs



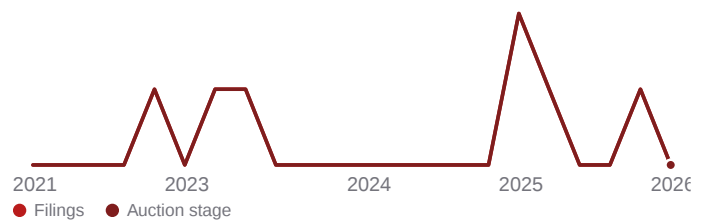
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,469
Median value (AVM)	\$433K
Median size	2,053 ft²
Median bedrooms	3
Median year built	1992
Single family	60%
Condos	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.9%
Owner occupied	95%
Company owned	13%
Median loan-to-value	54%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	12,684
Density	1,004 / mi²
Median household income	\$124K
Average household income	\$145K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	23
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	4.5%
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.