

Leonard 48367

ZIP code · MI · Michigan > Oakland County > Leonard

BUYER'S MARKET

\$395K

MEDIAN SALE PRICE

-31.6%

1-YR CHANGE

54

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



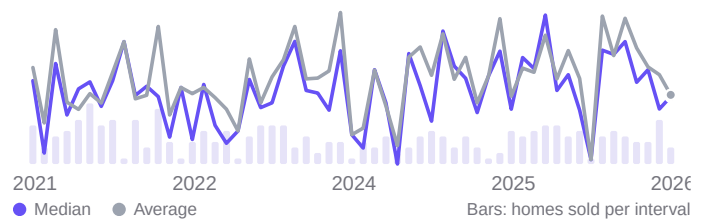
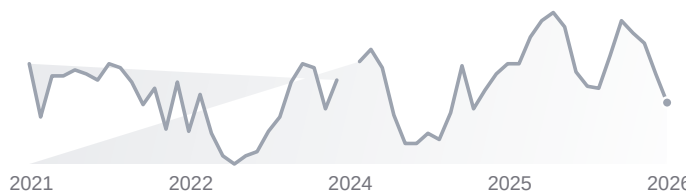
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$375K · Average \$382K

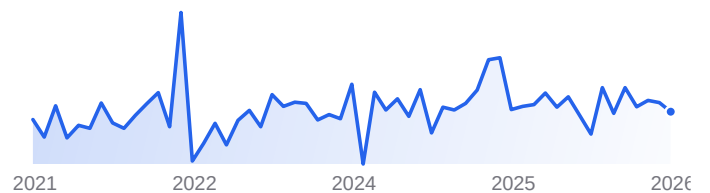
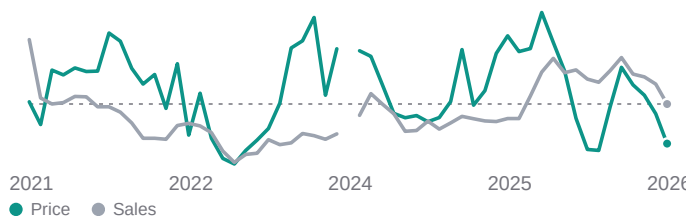


Growth (year over year)

Price -31.6% · Sales +0.0%

Price per square foot

\$202/ft²

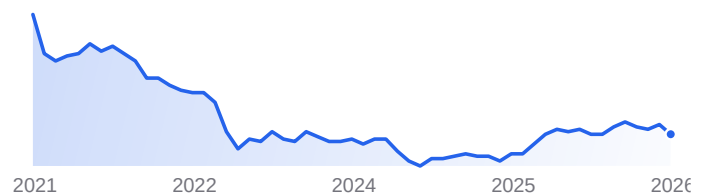


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

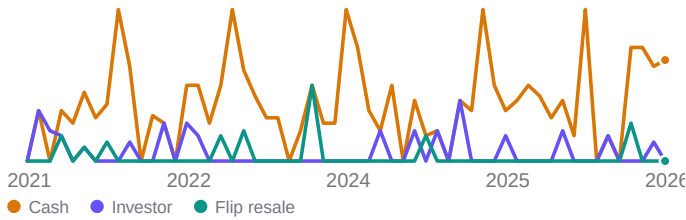
3.1%



BUYERS & OUTCOMES

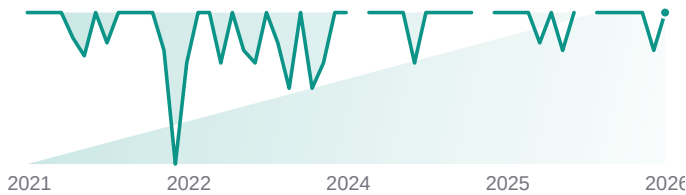
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



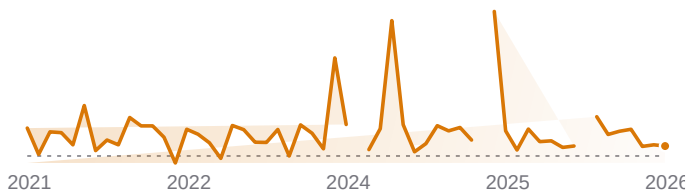
Sellers who sold at a gain

100%



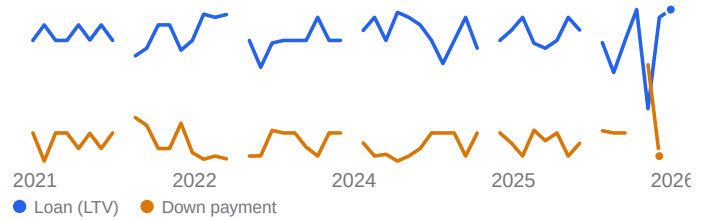
Median annualized return at resale

+3.0%



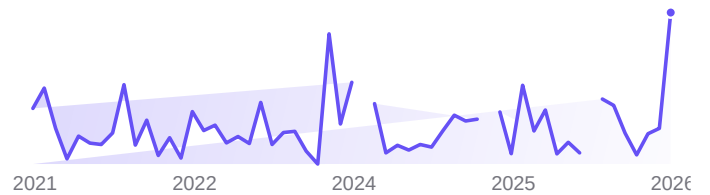
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 5.0%



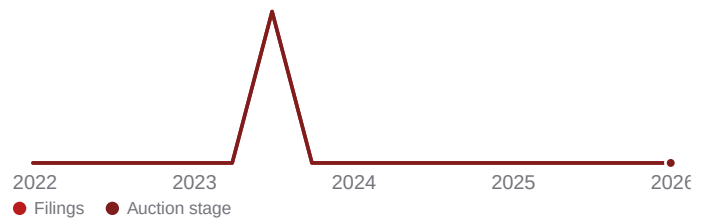
Typical hold before selling

26.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,770
Median value (AVM)	\$458K
Median size	2,105 ft²
Median bedrooms	3
Median year built	1986
Single family	92%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.3%
Owner occupied	89%
Company owned	6.8%
Median loan-to-value	43%

Typical ownership tenure

18.3 yrs

COMMUNITY

Population	4,776
Density	194 / mi²
Median household income	\$101K
Average household income	\$118K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	8.3%
Unemployment	1.1%
Average temp	48°F
Annual precip	32 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.