

White Lake 48383

ZIP code · MI · Michigan > Oakland County

BUYER'S MARKET

\$400K

MEDIAN SALE PRICE

-13.0%

1-YR CHANGE

138

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



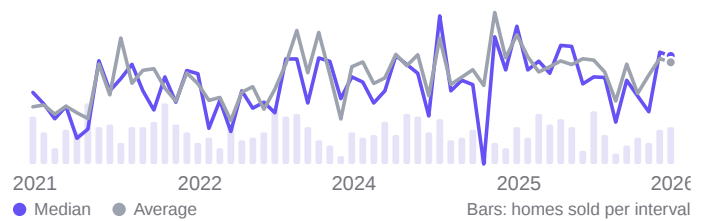
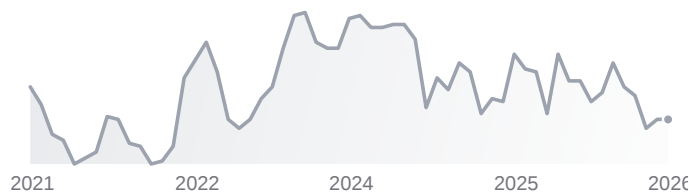
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$450K · Average \$432K

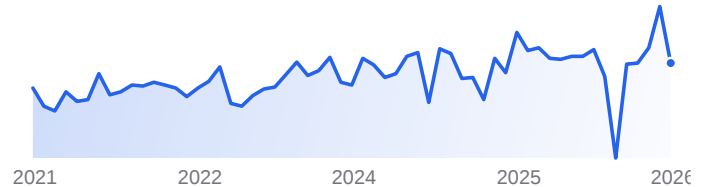
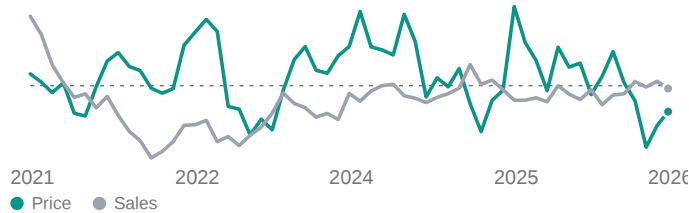


Growth (year over year)

Price -13.0% · Sales -1.4%

Price per square foot

\$215/ft²

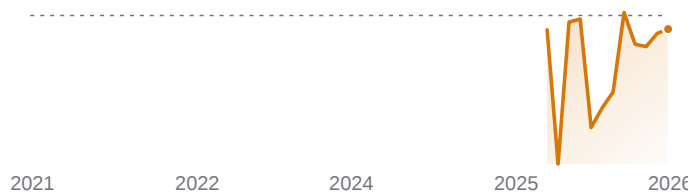


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

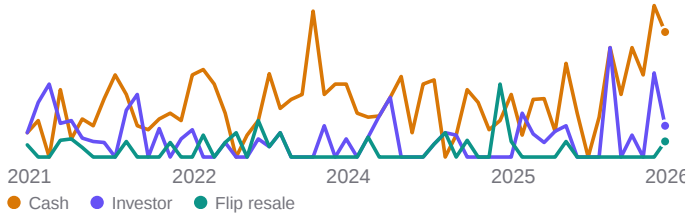
3.4%



BUYERS & OUTCOMES

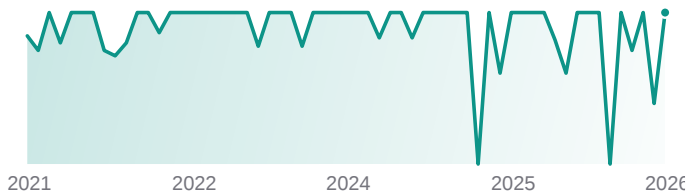
Buyer mix

Cash 57% · Investor 14% · Flip resale 7.1%



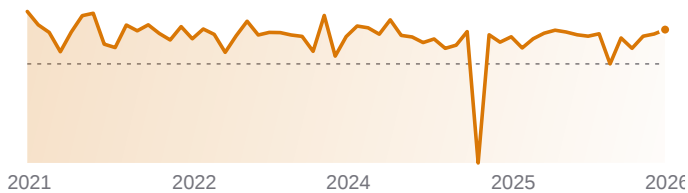
Sellers who sold at a gain

100%

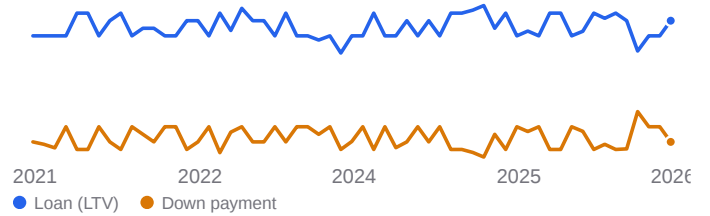


Median annualized return at resale

+7.4%

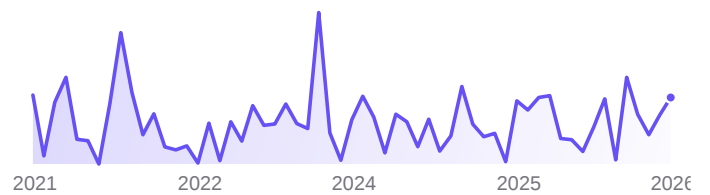


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



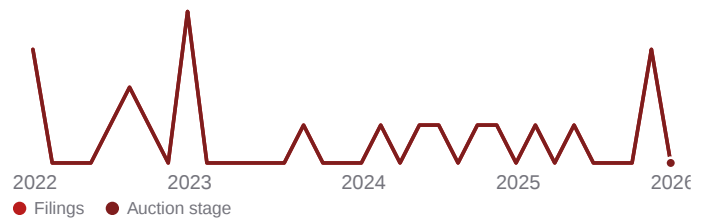
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,040
Median value (AVM)	\$352K
Median size	1,880 ft²
Median bedrooms	3
Median year built	1988
Single family	72%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.6%
Owner occupied	92%
Company owned	11%
Median loan-to-value	50%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	12,891
Density	716 / mi²
Median household income	\$99K
Average household income	\$114K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	22
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	12.9%
Unemployment	1.1%
Average temp	47°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.