

White Lake 48386

ZIP code · MI · Michigan > Oakland County

BALANCED MARKET

\$407K

MEDIAN SALE PRICE

+6.5%

1-YR CHANGE

243

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



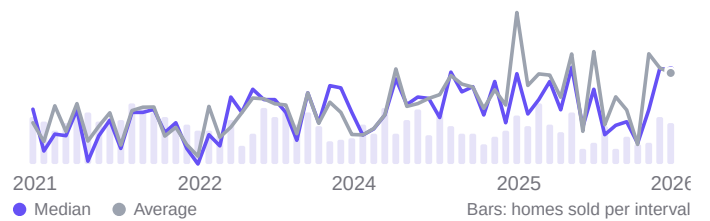
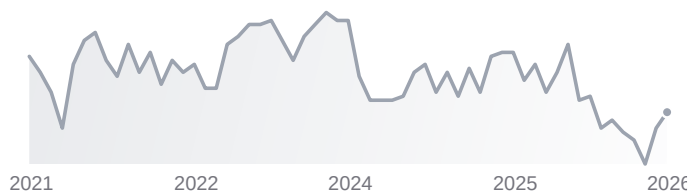
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$432K · Average \$427K

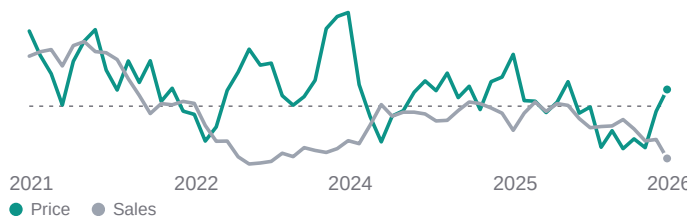


Growth (year over year)

Price +6.5% · Sales -20.3%

Price per square foot

\$233/ft²

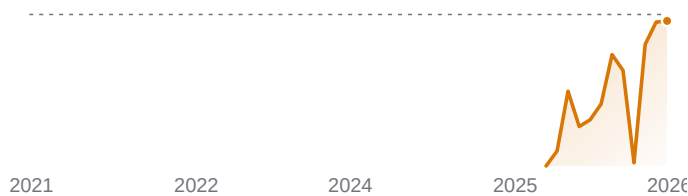


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

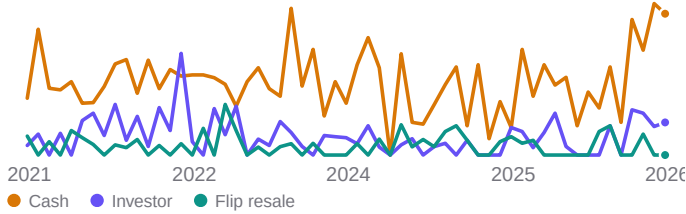
3.5%



BUYERS & OUTCOMES

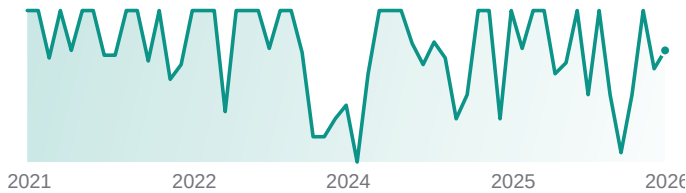
Buyer mix

Cash 48% · Investor 11% · Flip resale 0%



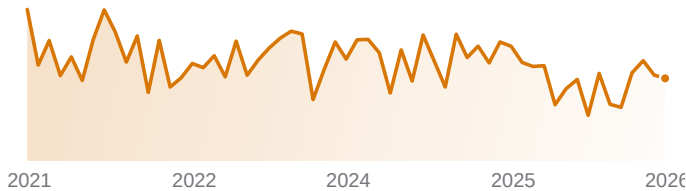
Sellers who sold at a gain

95%

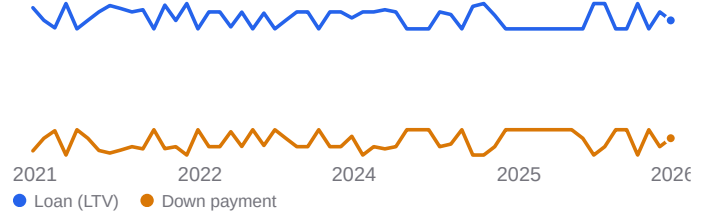


Median annualized return at resale

+5.3%

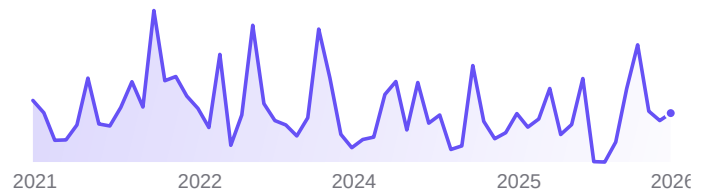


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



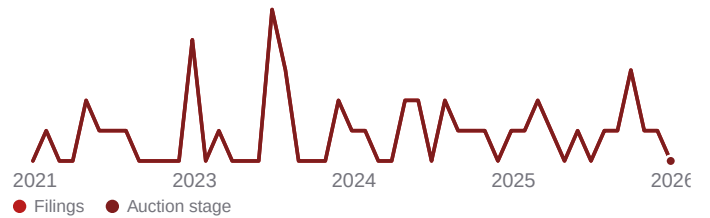
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,890
Median value (AVM)	\$342K
Median size	1,703 ft²
Median bedrooms	3
Median year built	1977
Single family	80%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	92%
Company owned	9.3%
Median loan-to-value	50%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	18,791
Density	985 / mi²
Median household income	\$90K
Average household income	\$115K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	26
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	8.8%
Unemployment	1.1%
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.