

Lapeer 48446

ZIP code · MI · Michigan > Lapeer County > Lapeer

BALANCED MARKET

\$245K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

397

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

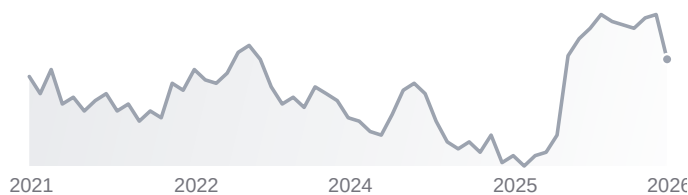
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

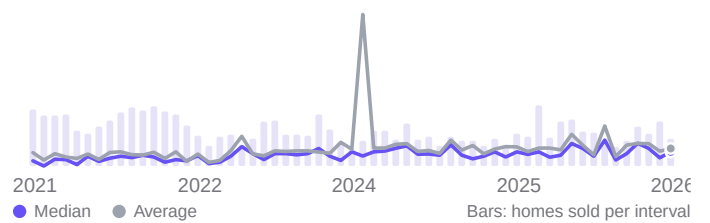
Market temperature (0–100)

59 / 100



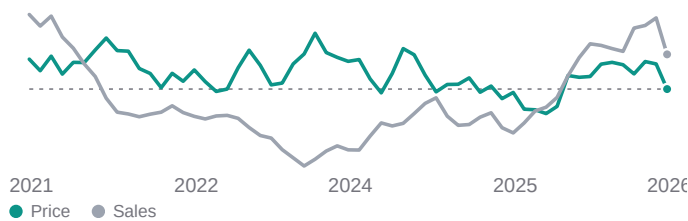
Sale prices

Median \$250K · Average \$269K



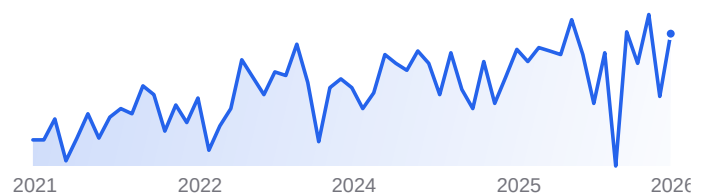
Growth (year over year)

Price +0.0% · Sales +15.7%



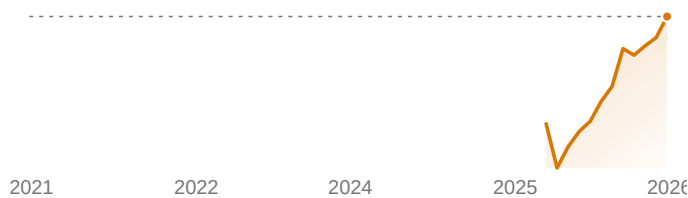
Price per square foot

\$199/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

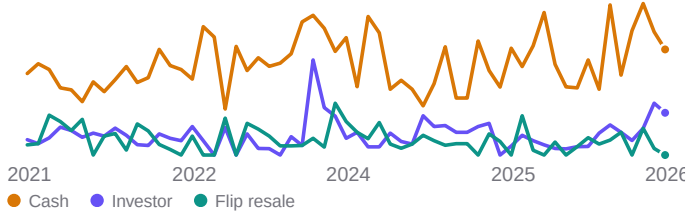
3.6%



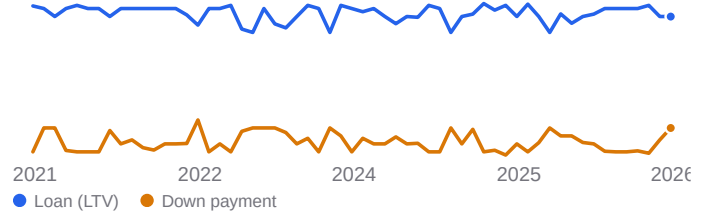
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 15% · Flip resale 0%

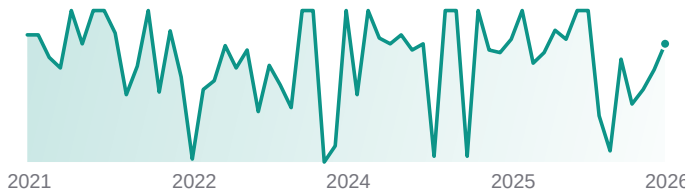


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



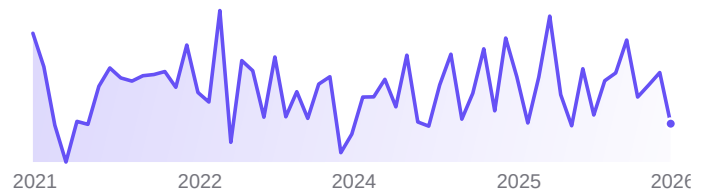
Sellers who sold at a gain

95%



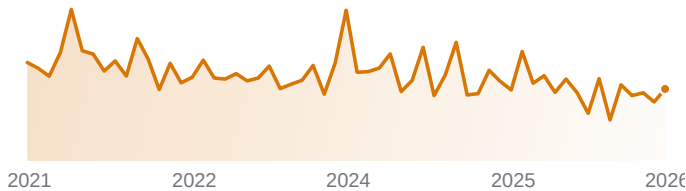
Typical hold before selling

3.7 yrs



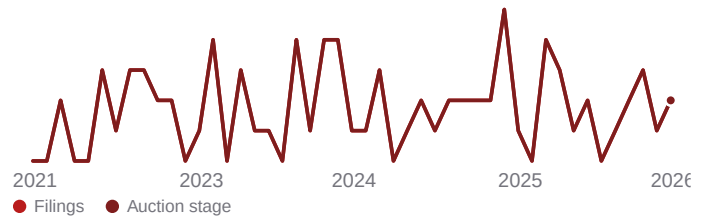
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,154
Median value (AVM)	\$221K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1974
Single family	96%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.8%
Owner occupied	89%
Company owned	11%
Median loan-to-value	45%

Typical ownership tenure

16.9 yrs

COMMUNITY

Population	30,964
Density	249 / mi²
Median household income	\$70K
Average household income	\$88K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	21
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	11.8%
Unemployment	1.2%
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.