

Otter Lake 48464

ZIP code · MI · Michigan > Lapeer County > Otter Lake

BUYER'S MARKET

\$188K

MEDIAN SALE PRICE

-16.4%

1-YR CHANGE

40

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



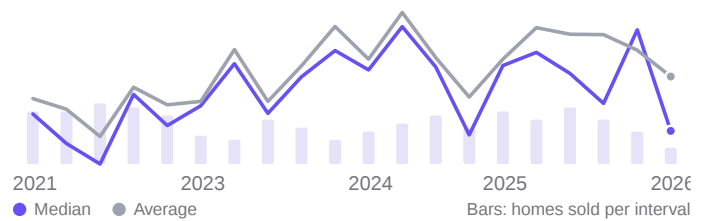
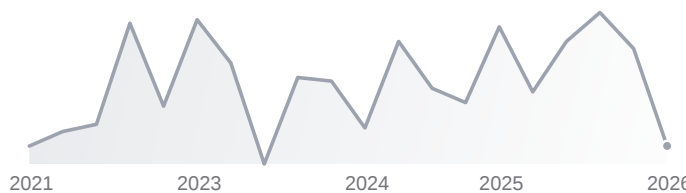
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$125K · Average \$205K

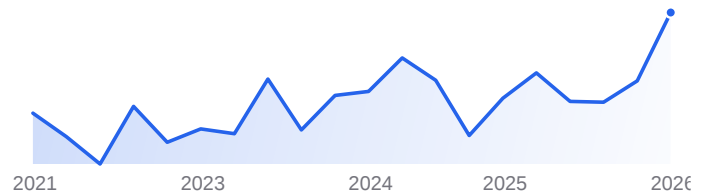
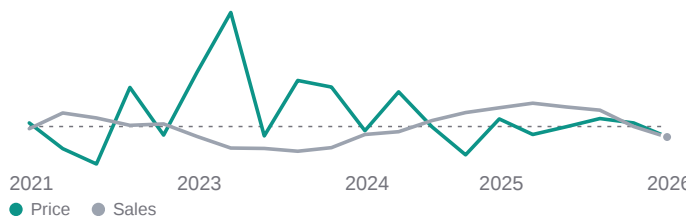


Growth (year over year)

Price -16.4% · Sales -16.7%

Price per square foot

\$269/ft²

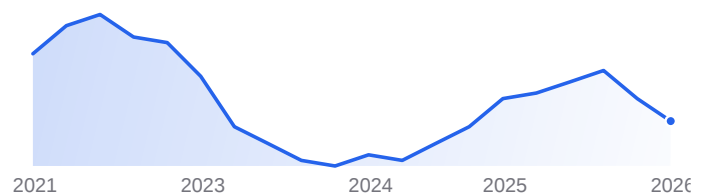


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

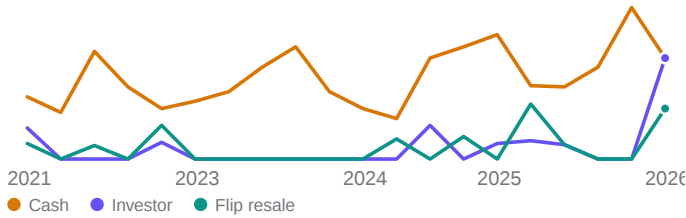
4.0%



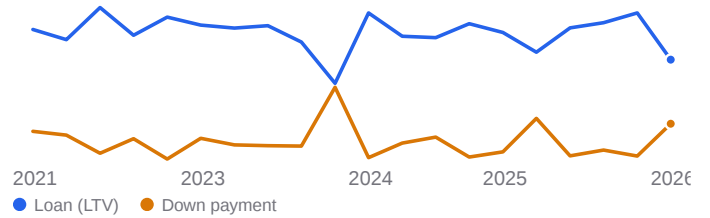
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 25%

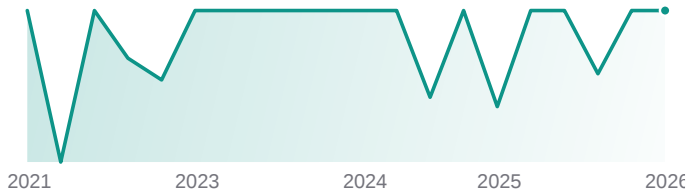


Financing (share of purchase price) Loan (LTV) 67% · Down payment 25%



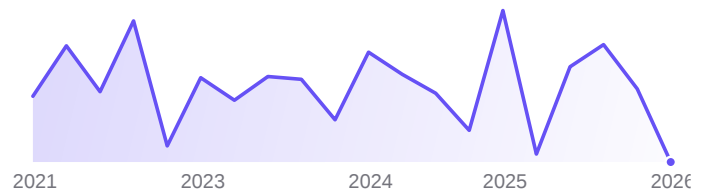
Sellers who sold at a gain

100%



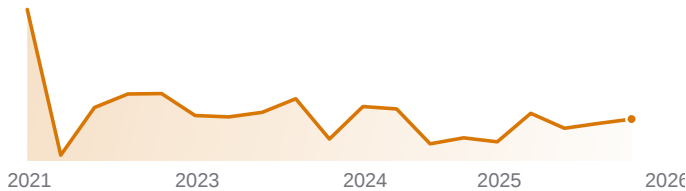
Typical hold before selling

1.0 yrs



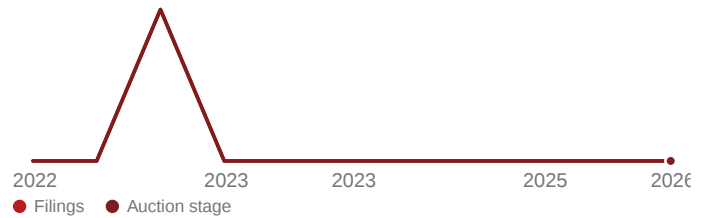
Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	996
Median value (AVM)	\$170K
Median size	1,340 ft²
Median bedrooms	3
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.5%
Owner occupied	85%
Company owned	7.1%
Median loan-to-value	38%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	1,997
Density	111 / mi²
Median household income	\$66K
Average household income	\$78K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	15
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	47°F
Annual precip	32 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.