

Auburn 48611

ZIP code · MI · Michigan > Bay County > Auburn

BUYER'S MARKET

\$223K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

83

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



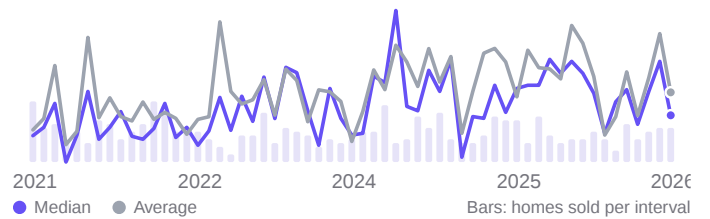
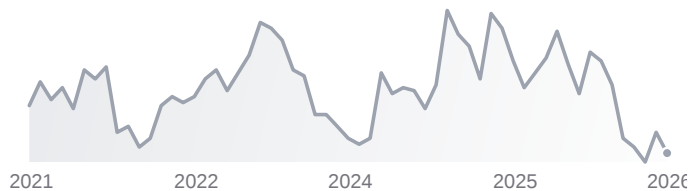
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$180K · Average \$218K

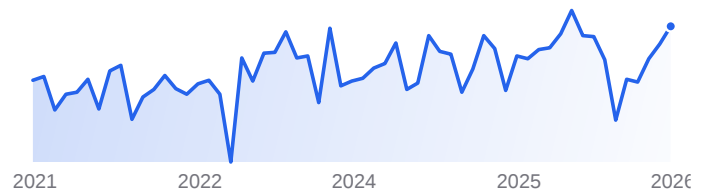
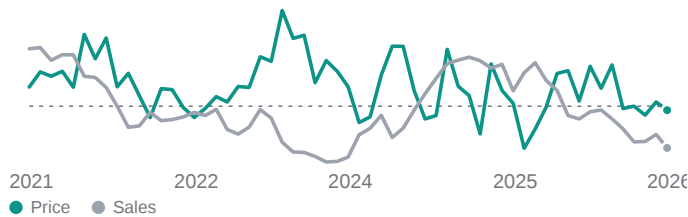


Growth (year over year)

Price -2.2% · Sales -23.1%

Price per square foot

\$184/ft²

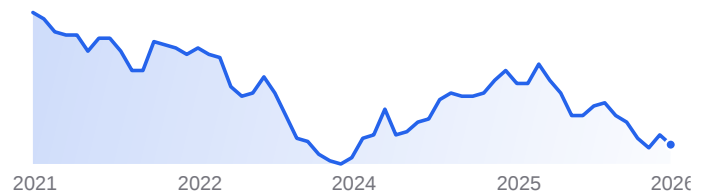
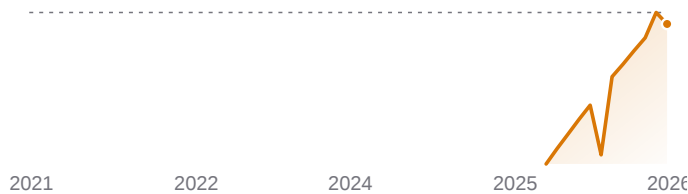


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

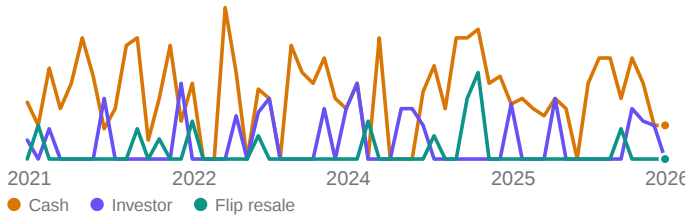
3.2%



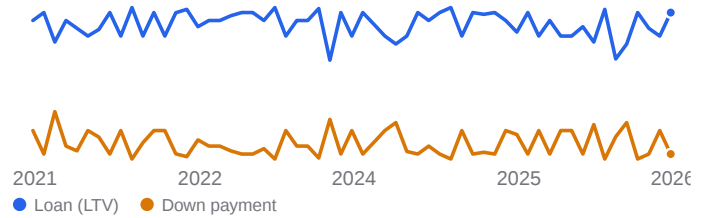
BUYERS & OUTCOMES

Buyer mix

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

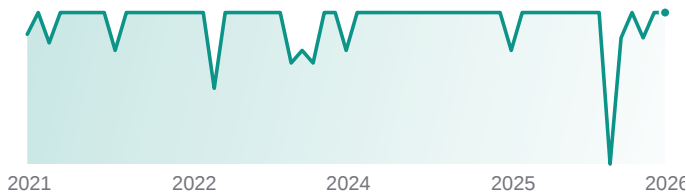


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



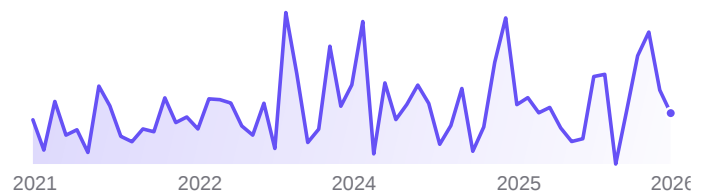
Sellers who sold at a gain

100%



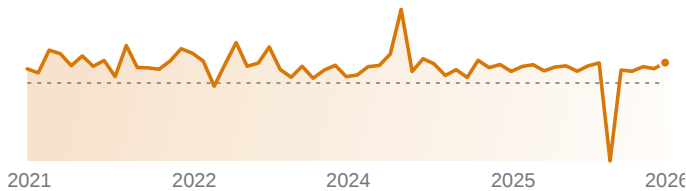
Typical hold before selling

5.3 yrs



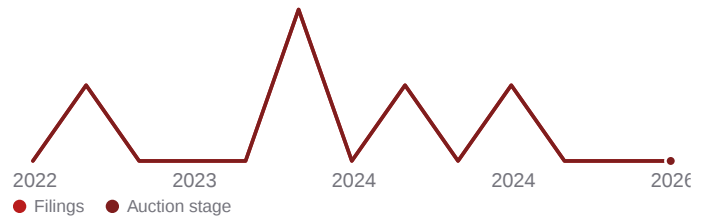
Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,562
Median value (AVM)	\$210K
Median size	1,499 ft²
Median bedrooms	3
Median year built	1975
Single family	88%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.2%
Owner occupied	92%
Company owned	11%
Median loan-to-value	51%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	6,388
Density	167 / mi ²
Median household income	\$74K
Average household income	\$88K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	18
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	7.5%
Unemployment	1.8%
Average temp	47°F
Annual precip	31 in
Sunshine	50%

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.