

Median Home Value, 1999 and 2005

	Median Home Value 1999	Median Home Value 2005	City Percent Change 1999-05	County Median Home Value 2005	County Percent Change 1999-05	City Value as Percent of County 2005	City vs. County Percentage Point Difference 1999-05
Ann Arbor	\$178,500	\$238,000	33.3	\$228,000	34.0	104.4	-0.7
Battle Creek	70,800	*90,700	28.0	105,000	28.0	86.3	0.0
Detroit	62,800	88,000	40.1	136,000	34.7	64.7	5.5
Flint	49,100	65,000	32.4	127,000	33.7	51.2	-1.3
Grand Rapids	91,100	121,000	32.8	146,000	35.2	82.9	-2.4
Kalamazoo	80,700	102,000	26.4	138,000	43.8	73.9	17.4
Lansing	73,000	105,000	43.8	140,000	50.5	75.0	-6.7
Muskegon	60,200	*83,200	38.3	112,000	38.3	74.3	0.0
Pontiac	73,400	108,000	47.1	229,000	23.8	47.2	23.4
Saginaw	47,000	*65,000	38.3	112,000	38.3	58.0	0.0
Traverse City	123,800	*186,700	50.8	178,000	50.8	104.9	0.0
Warren	115,400	148,000	28.2	169,000	24.3	87.6	4.0
Wyoming	91,700	119,000	29.8	146,000	22.7	81.5	7.1
Average	77,500	106,200	37.0	160,000	30.7	66.4	6.3
State	115,600	149,300	29.2				

Urban housing values outpaced the state average of 29 percent for the 1999-2005 period, caused largely by large increases in Detroit, Lansing, Pontiac and Warren.

Ann Arbor had the highest average home value in 2005, Flint had the lowest.

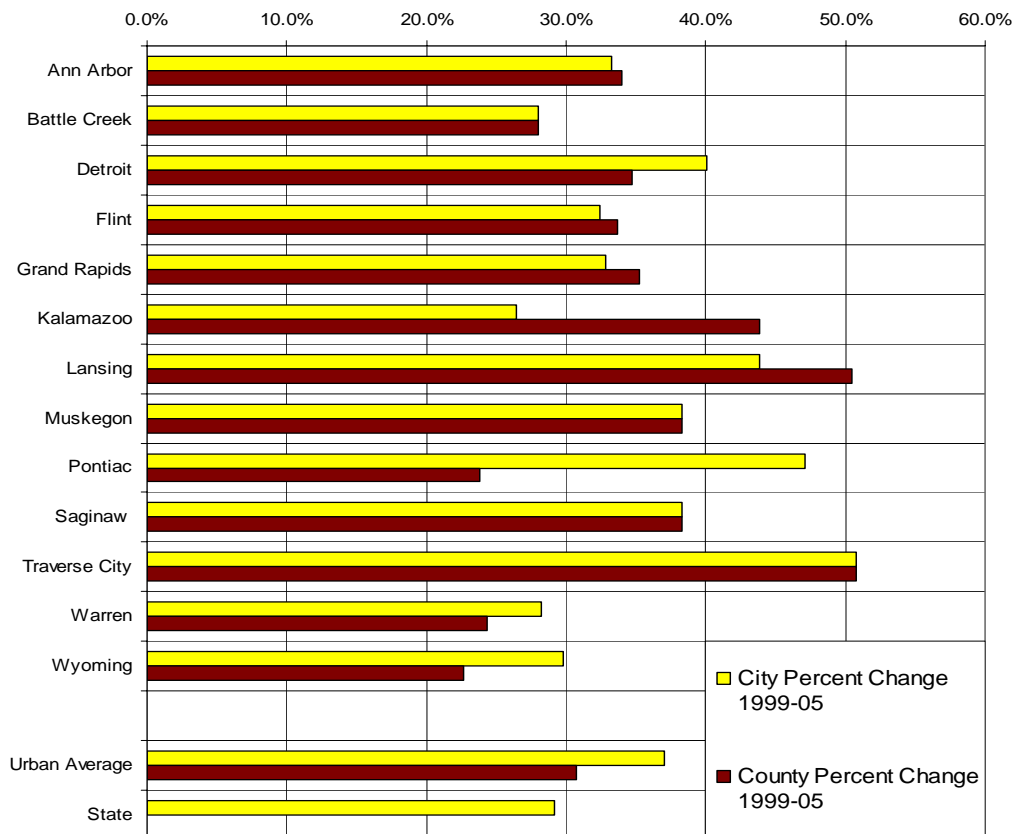
* In the four cities where 2005 data is lacking, the average figure assumes county trends.

Source: U.S. Census Bureau; American Community Survey

Urban housing values outpaced the state average of 29 percent for the 1999-2005 period, as a result of large increases in Detroit, Lansing, Pontiac and Warren.

Pontiac and Oakland County had the largest difference in average housing valuations between city and county, 2005 median home valuations of the city were just over 50 percent of the county figure.

Overall, the estimated median value of owner-occupied housing in cities increased by more than six percentage points above the state average growth.



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