Detroit-Warren-Dearborn, MI

2021

Mean Appraised Value

$ 298,139

Mean Appraised Value in Communities of Color

### Mean Appraised Value in White Neighborhoods

$ 216,371

$330,737

Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.

Figure 1

Mean Appraised Values Over Time
2013–2021
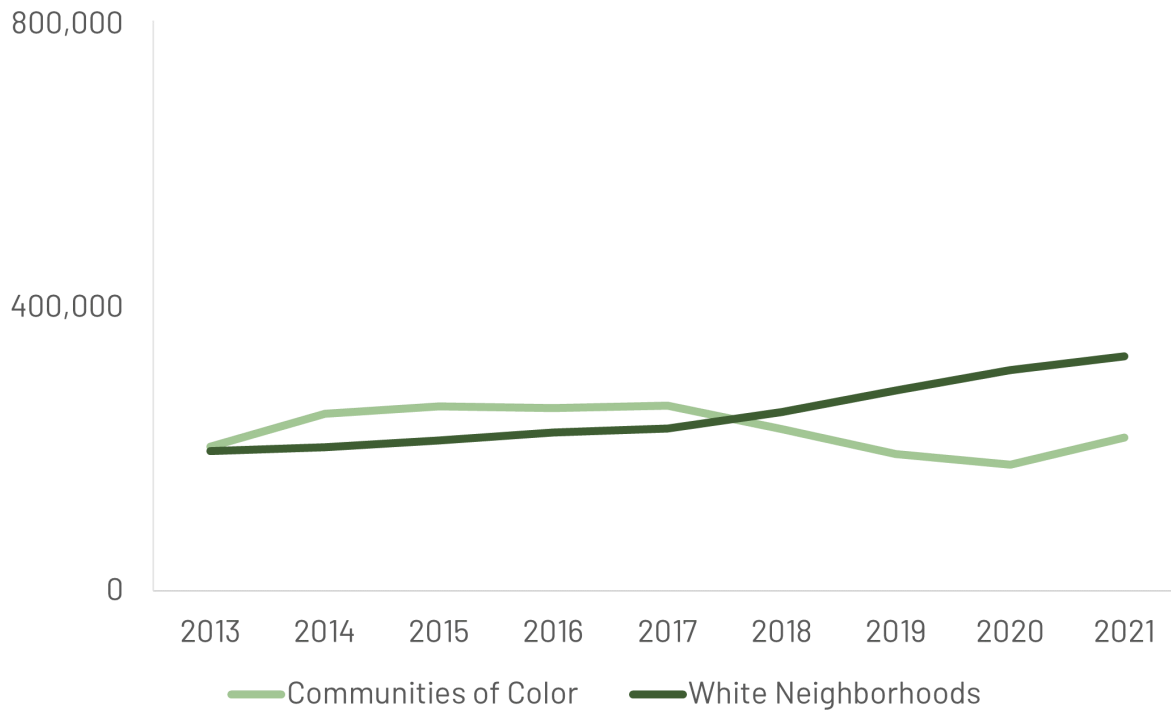
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	203,848	250,380	260,590	258,257	261,550	228,277	193,270	177,933	216,371
White Neighborhoods	197,117	202,473	212,059	223,296	229,166	252,680	283,211	311,827	330,737

Source: Authors' analysis of FHFA UAD, 2006-2010, 2011–2015, and 2016-2020 American Community Survey 5-year estimates and 2013–2018 National Neighborhood Data Archive.
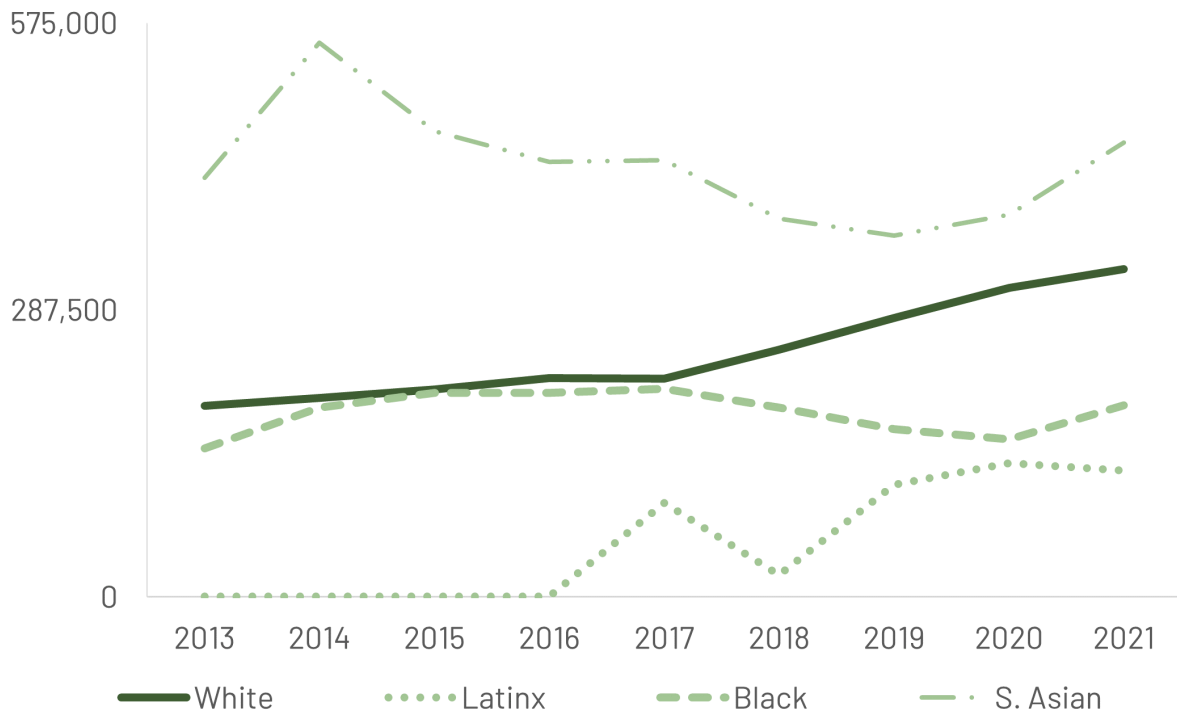
Figure 2

Mean Appraised Values Over Time
2013–2021

Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	South Asian	Other Communities of Color
0.68	0.05	0.22	0.03	0.02

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color.* eruka.org/appraised

3 | Detroit-Warren-Dearborn, MI