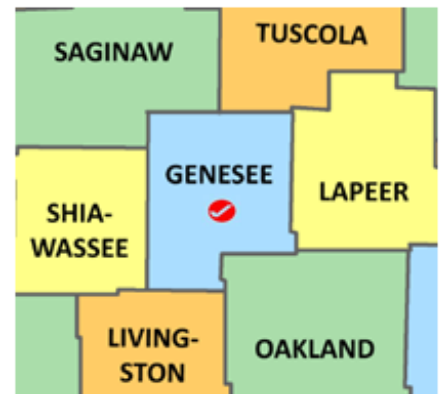
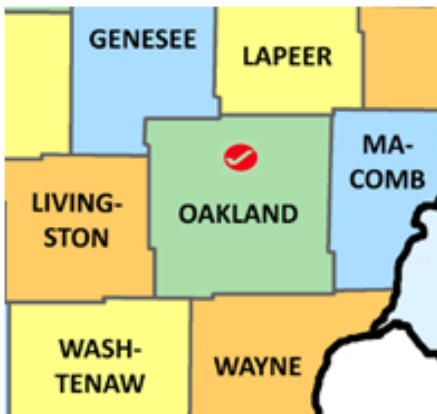


# FIND YOUR PERFECT METRO DETROIT COUNTY

Oakland - Macomb - Genesee - Lapeer - Livingston



Rebecca Janowak - Broker - REMAX Eclipse

# Oakland County

POLISHED, BUSY, CONVENIENT, AND ONE OF THE MOST  
DESIRED COUNTIES IN MICHIGAN.

## OVERALL VIBE:

Oakland County is for people who want the best of everything — top schools, gorgeous downtowns, restaurants that actually stay open past 9pm, and enough lakes to keep your weekends booked year-round. It's suburban life with a splash of boujee and a splash of "my kid has three different sports tonight."

## WHO LOVES IT:

- Families wanting high-performing districts
- Corporate commuters (Troy, Southfield, Auburn Hills)
- Buyers who prioritize resale value
- People who love walkable downtowns
- Lake-life folks who want to be near civilization



## PRICE & HOUSING STYLE:

- Higher price points but great appreciation
- Mix of new construction, mid-century ranches, historic downtown homes, and lakefront cottages
- Tons of HOAs, so expect rules + community amenities

## WHY BUYERS CHOOSE OAKLAND:

- A serious return on investment
- Endless restaurants, venues, and events
- Highly rated school systems that draw relocation buyers
- Job opportunities in almost every industry



# Oakland County

## POPULAR CITIES & WHAT THEY'RE KNOWN FOR:

### **ROCHESTER/ROCHESTER HILLS:**

A+ schools, charming downtown, buzzy restaurants, parks, trails, and the Big Bright Light Show.

### **CLARKSTON:**

Award-winning schools, Pine Knob concerts, lakes, and a small-town feel with upscale pockets.

### **ROYAL OAK:**

Social, trendy, nightlife, restaurants — perfect for younger buyers or "cool suburbs" folks.

### **BIRMINGHAM:**

Luxury, boutiques, high-end dining, immaculate landscaping everywhere.

### **TROY:**

Business hub, diverse, strong schools, great for commuters.

### **NOVI:**

Shopping heaven, family-friendly, newer builds, and super convenient.



# Macomb County

**AFFORDABLE, PRACTICAL, AND RAPIDLY GROWING WITH  
TONS OF NEW CONSTRUCTION.**

## OVERALL VIBE:

Macomb is suburban life without the Oakland County price tag. You get more square footage, more new builds, bigger garages, and strong community pride. It's extremely commuter-friendly and has pockets that are booming.

## WHO LOVES IT:

- First-time buyers wanting bigger space
- Families wanting newer homes without luxury prices
- Anyone commuting to Detroit, Warren, or Sterling Heights
- Buyers wanting lower taxes + good value



## PRICE & HOUSING STYLE:

- Moderate price points
- Lots of new builds + large subdivisions
- Mix of classic brick ranches, colonials, and bi-levels
- Lower taxes make monthly payments more attractive

## WHY BUYERS CHOOSE MACOMB:

- Affordable without feeling "far"
- Tons of amenities + retail
- Big houses for less
- Close to Lake St. Clair for boating, fishing, waterfront dining



# Macomb County

## POPULAR CITIES & WHAT THEY'RE KNOWN FOR:

### **SHELBY TWP:**

Beautiful neighborhoods, Stony Creek Metropark, and tons of new construction.

### **MACOMB TWP:**

Newer subdivisions, great parks, family-focused community.

### **CLINTON TWP:**

Central location, shopping, easy freeway access.

### **ST. CLAIR SHORES:**

Nautical vibe, lake access, bars + restaurants on the water.

### **STERLING HEIGHTS:**

Diverse, convenient, great for commutes, strong housing stock.



# Genesee County

AFFORDABLE, SPACIOUS, FLEXIBLE — THE COUNTY  
WHERE YOUR BUDGET CAN ACTUALLY BREATHE.

## OVERALL VIBE:

Genesee is that underrated gem where your money stretches. Big yards, quiet streets, friendly communities, and easy access to I-75. You get the benefits of suburban living with a little country sprinkled in.

## WHO LOVES IT:

- First-time buyers
- Buyers using FHA/VA loans
- Families wanting more yard for less
- Investors (rental markets are strong here)
- Commuters to Flint, Grand Blanc, or Oakland County

## PRICE & HOUSING STYLE:

- Lower price points → major affordability
- Great starter homes
- Many homes on bigger lots
- Mix of ranches, colonials, and country-style properties

## WHY BUYERS CHOOSE GENESEE:

- Low mortgage payments
- Easy highway access
- Strong rental + investment returns
- Starter-home-friendly neighborhoods



# Genesee County

## POPULAR CITIES & WHAT THEY'RE KNOWN FOR:

### **GRAND BLANC:**

Higher-end feel, walkable downtown, great schools, golf courses.

### **FENTON:**

Super charming, boutiques, restaurants, lake access, vibrant community.

### **DAVISON:**

Affordable, friendly, great schools, strong sports community.

### **LINDEN:**

Small-town cute, lakes nearby, less congestion.

### **SWARTZ CREEK:**

Established neighborhoods + budget-friendly.



# Lapeer County

PRIVATE, PEACEFUL, AND PERFECT FOR BUYERS  
WANTING LAND, BARNS, OR A SLOWER PACE

## OVERALL VIBE:

Lapeer County feels like a breath of fresh air (literally). Wide open spaces, farms, horse country, rolling terrain, and quiet roads. It's ideal for anyone who wants privacy or country living without being hours from everything.

## WHO LOVES IT:

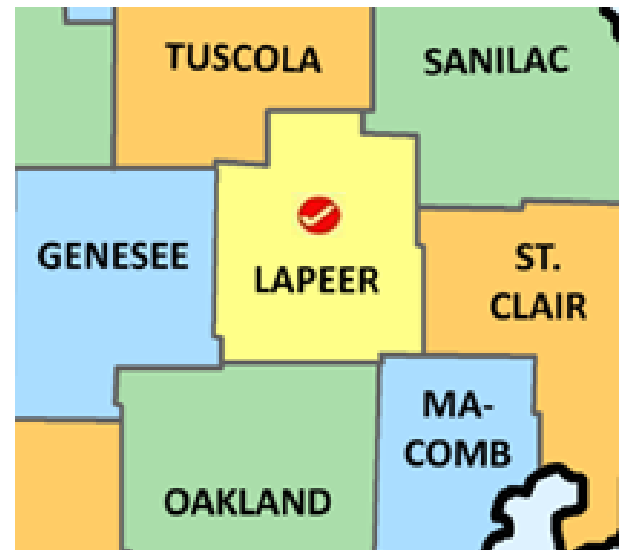
- Horse owners and equestrian families
- Homesteaders
- Buyers wanting acreage
- Buyers avoiding HOAs
- People who want quiet evenings, bonfires, and outbuildings

## PRICE & HOUSING STYLE:

- Affordable compared to Oakland
- Tons of homes with acreage, barns, pole barns, and privacy
- Ranches, farmhouses, and newer homes on large lots

## WHY BUYERS CHOOSE LAPEER:

- Space to grow — gardens, animals, workshops
- Privacy + quiet
- No HOA drama
- Smaller-town community feel



# Lapeer County

## POPULAR CITIES & WHAT THEY'RE KNOWN FOR:

### **LAPEER:**

Central hub, shopping,  
restaurants, schools.

### **METAMORA:**

Equestrian heaven, rolling hills, luxury  
country estates.

### **IMLAY CITY:**

Small-town charm + easy I-69 access.

### **ALMONT:**

Highly rated schools, rural-  
suburban blend.

### **DRYDEN:**

Quiet, private, and great for land.



# Livingston County

LAKE LIFE MEETS CONVENIENCE — THE PERFECT BLEND  
OF NORTHERN MICHIGAN VIBES AND SUBURBAN EASE.

## OVERALL VIBE:

Livingston is nature-heavy, lake-filled, and full of charming downtowns. It has that "up north getaway" feel but is still totally commutable to Ann Arbor, Lansing, or Detroit. People move here to breathe a little deeper.

## WHO LOVES IT:

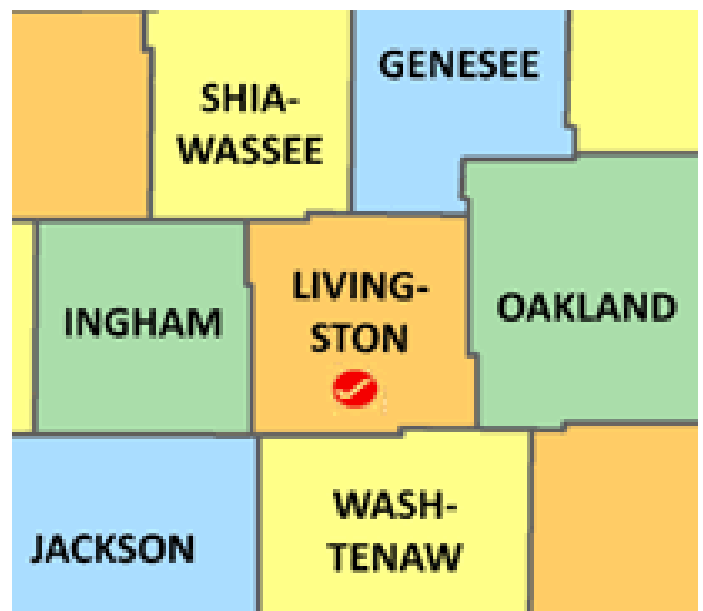
- Families
- Lake lovers
- Buyers wanting newer homes + larger yards
- Commuters between major cities
- People wanting quiet communities with solid amenities

## PRICE & HOUSING STYLE:

- Moderate to higher price points
- Lots of lake properties
- Mix of newer construction + classic colonials
- Bigger yards, wooded lots, more privacy

## WHY BUYERS CHOOSE LIVINGSTON:

- Lakes everywhere
- Great schools
- Bigger lots
- Easy to get to Ann Arbor, Lansing, Detroit
- Slower pace without being "rural rural"



# Livingston County

## POPULAR CITIES & WHAT THEY'RE KNOWN FOR:

### **BRIGHTON:**

Downtown shops, restaurants,  
lakes, top schools.

### **HOWELL:**

Parade town, festivals, historic charm,  
great neighborhoods.

### **HARTLAND:**

Family-friendly, strong schools,  
suburban conveniences.

### **PINCKNEY:**

Chain of lakes, trails, nature,  
cottage-y vibe.

### **HAMBURG:**

Outdoor recreation, quiet  
neighborhoods, close to Brighton.

