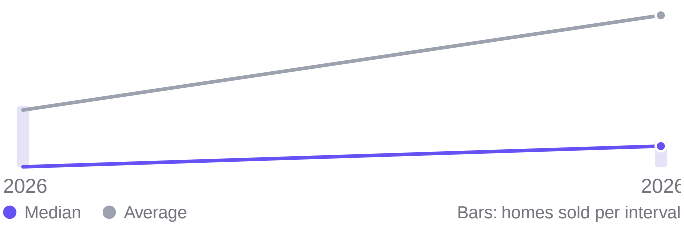
Gladwin County, MI

County · MI · Michigan

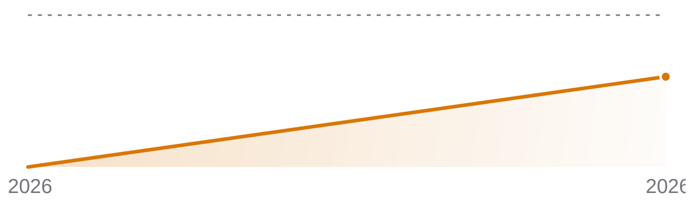
$162K	50	$181K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

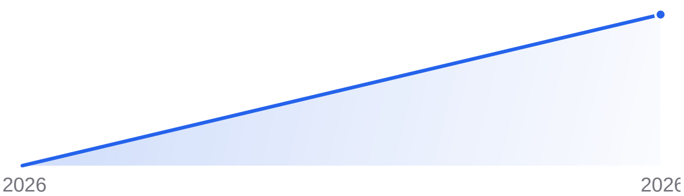
Sale prices — **Median $165K · Average $206K**



Sale premium vs estimated value — **-0.8%**

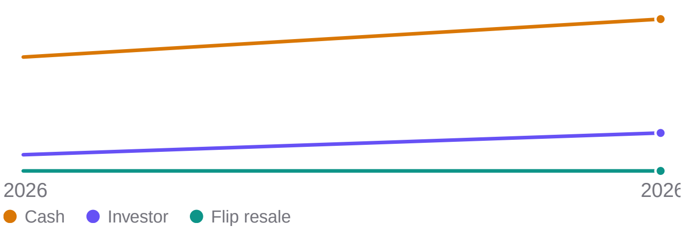


Annual turnover (share of homes sold) — **0.3%**



BUYERS & OUTCOMES

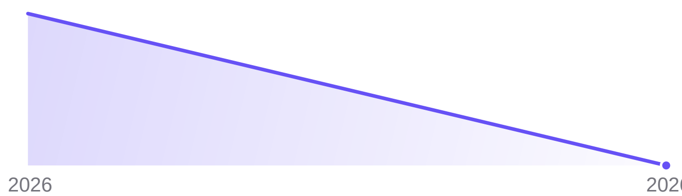
Buyer mix Cash 53% · Investor 13% · Flip resale 0%



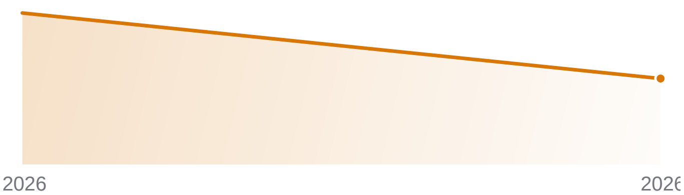
Financing (share of purchase price) Loan (LTV) 98% · Down payment 11%

Sellers who sold at a gain 100%

Typical hold before selling 13.4 yrs



Median annualized return at resale +5.3%



Preforeclosure filings Filings 3 · Auction stage 3

HOUSING STOCK

Homes	**18,957**
Median value (AVM)	**$181K**
Single family	**98%**
Condos	**1.7%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**87%**
Underwater (LTV 125% or more)	**1.1%**
Owner occupied	**57%**
Company owned	**12%**
Median loan-to-value	**8%**
Typical ownership tenure	**126.6 yrs**

COMMUNITY

Population	**26,207**
Density	**52 / mi²**
Median household income	**$57K**
Average household income	**$74K**
Crime index (US avg 100)	**124**
Air pollution index (US avg 100)	**92**
Earthquake index (US avg 100)	**15**
Homes occupied	**68%**
Bachelor's or higher	**10%**
Poverty rate	**11.9%**
Unemployment	**1.6%**
Average temp	**45°F**
Annual precip	**31 in**
Sunshine	**50%**

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