

# Gogebic County, MI

County · MI · Michigan

BALANCED MARKET

**\$107K**

MEDIAN SALE PRICE

**-1.9%**

1-YR CHANGE

**299**

SALES (12 MO)

**\$120K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



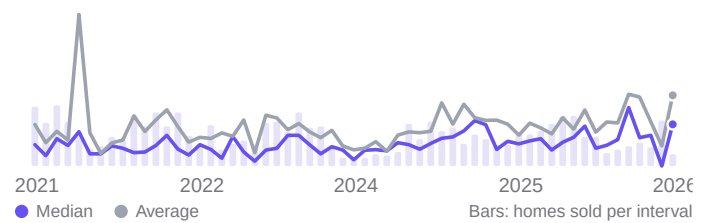
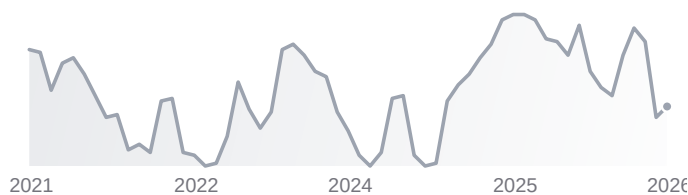
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$155K · Average \$233K

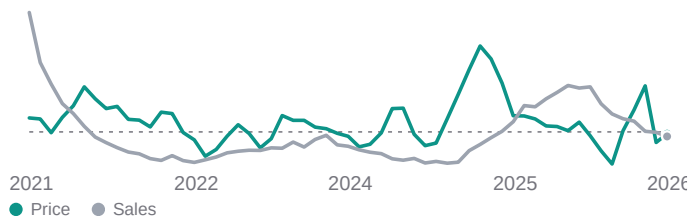


Growth (year over year)

Price -1.9% · Sales -4.8%

Price per square foot

\$181/ft²

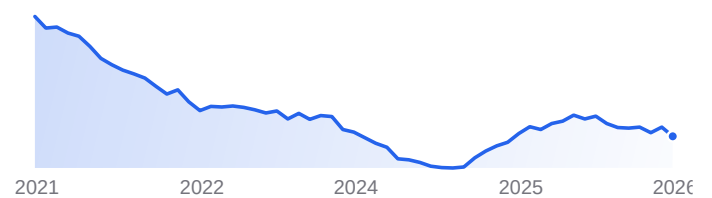
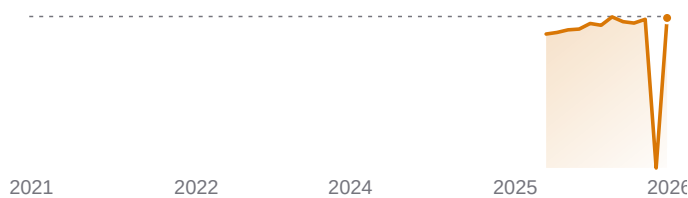


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

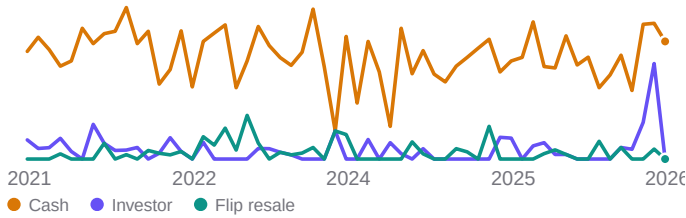
2.7%



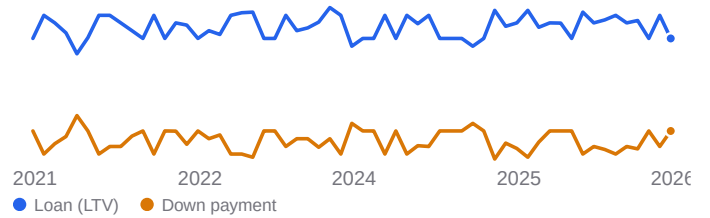
## BUYERS & OUTCOMES

### Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

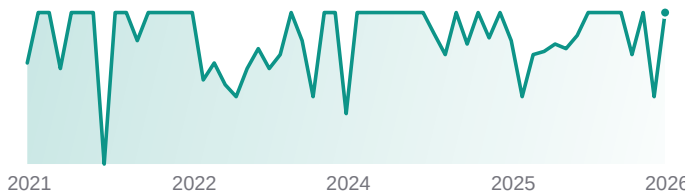


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



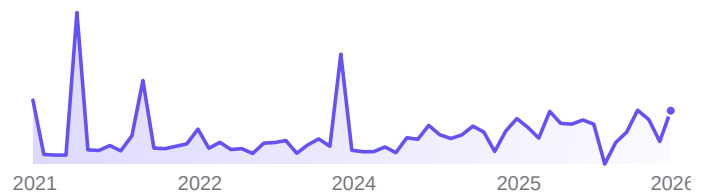
### Sellers who sold at a gain

100%



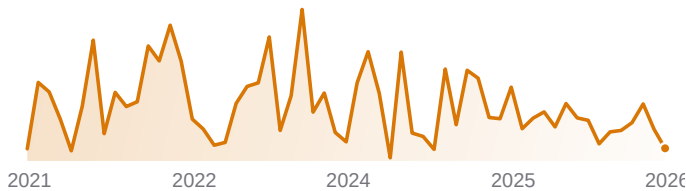
### Typical hold before selling

5.3 yrs



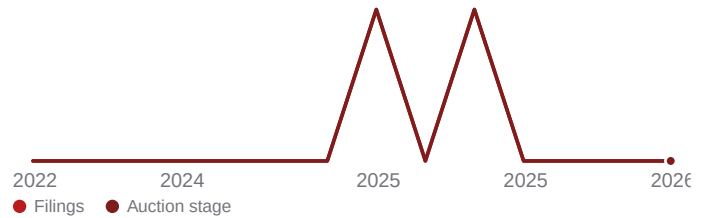
### Median annualized return at resale

+2.7%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,968    |
| Median value (AVM) | \$120K    |
| Median size        | 1,140 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1937      |
| Single family      | 98%       |
| Condos             | 1.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 80%  |
| Underwater (LTV 125% or more) | 2.6% |
| Owner occupied                | 63%  |
| Company owned                 | 14%  |
| Median loan-to-value          | 0%   |

Typical ownership tenure

**9.5 yrs**

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>14,271</b>   |
| Density                          | <b>13 / mi²</b> |
| Median household income          | <b>\$50K</b>    |
| Average household income         | <b>\$70K</b>    |
| Crime index (US avg 100)         | <b>115</b>      |
| Air pollution index (US avg 100) | <b>87</b>       |
| Earthquake index (US avg 100)    | <b>13</b>       |
| Homes occupied                   | <b>69%</b>      |
| Bachelor's or higher             | <b>15%</b>      |
| Poverty rate                     | <b>15.7%</b>    |
| Unemployment                     | <b>1.4%</b>     |
| Average temp                     | <b>40°F</b>     |
| Annual precip                    | <b>34 in</b>    |
| Sunshine                         | <b>45%</b>      |

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.