

Iosco County, MI

County · MI · Michigan

BALANCED MARKET

\$172K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

646

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



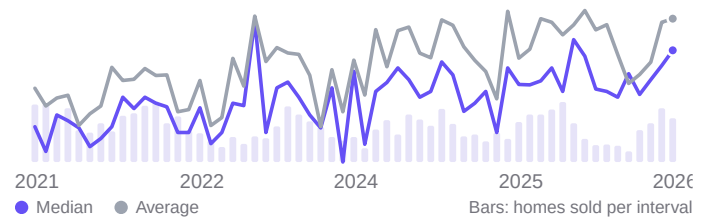
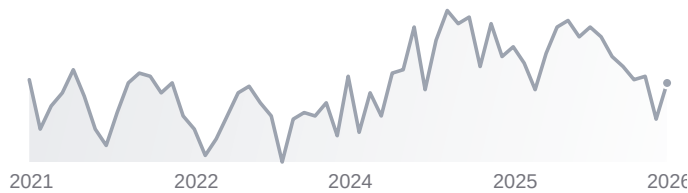
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$185K · Average \$212K

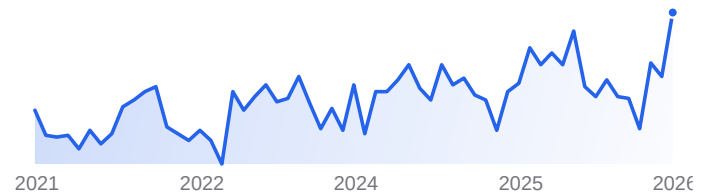
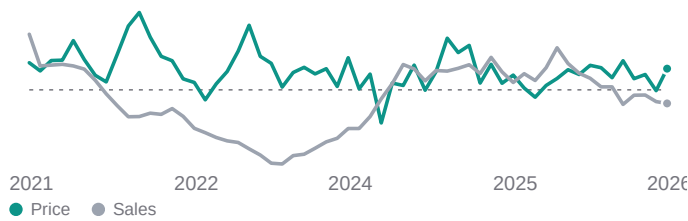


Growth (year over year)

Price +9.9% · Sales -6.4%

Price per square foot

\$172/ft²

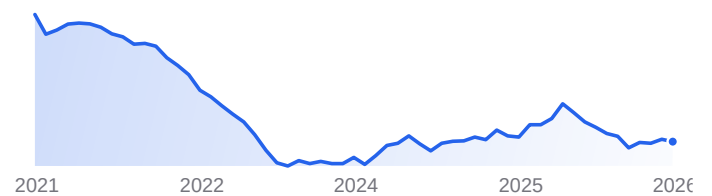
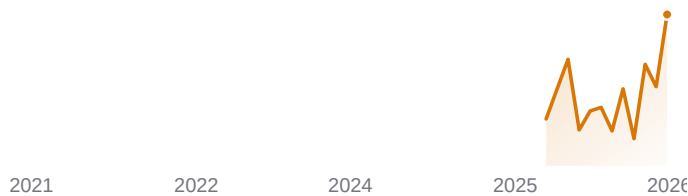


Sale premium vs estimated value

+31.5%

Annual turnover (share of homes sold)

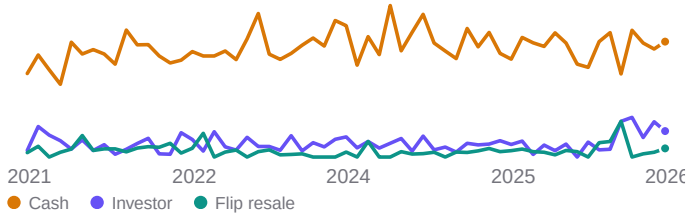
3.2%



BUYERS & OUTCOMES

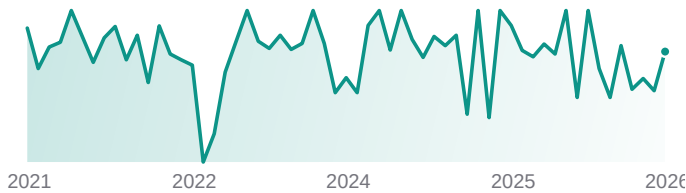
Buyer mix

Cash 57% · Investor 13% · Flip resale 4.3%



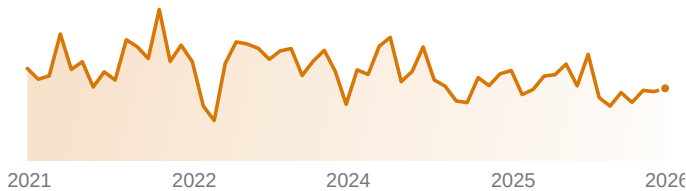
Sellers who sold at a gain

92%

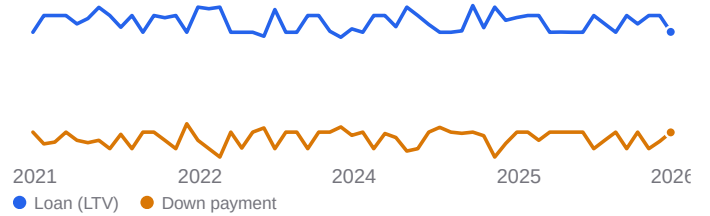


Median annualized return at resale

+8.1%

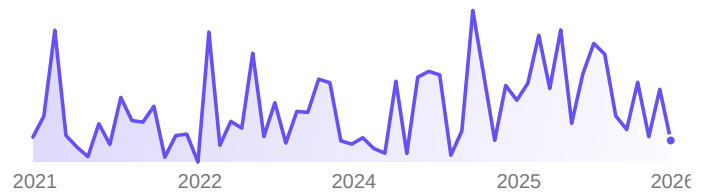


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



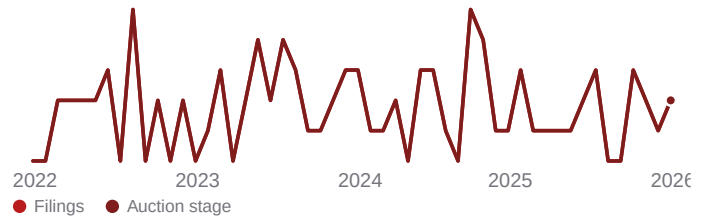
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	20,245
Median value (AVM)	\$134K
Median size	1,199 ft²
Median bedrooms	3
Median year built	1967
Single family	94%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.4%
Owner occupied	53%
Company owned	18%
Median loan-to-value	0%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	25,565
Density	47 / mi²
Median household income	\$48K
Average household income	\$62K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	14
Homes occupied	61%
Bachelor's or higher	10%
Poverty rate	17.9%
Unemployment	1.7%
Average temp	45°F
Annual precip	30 in
Sunshine	50%

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.