

Roscommon County, MI

County · MI · Michigan

BALANCED MARKET

\$184K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

644

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



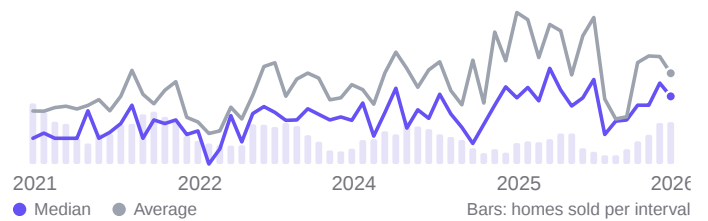
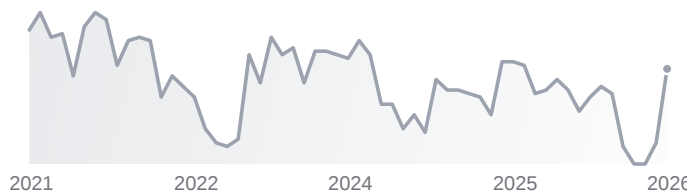
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$182K · Average \$213K

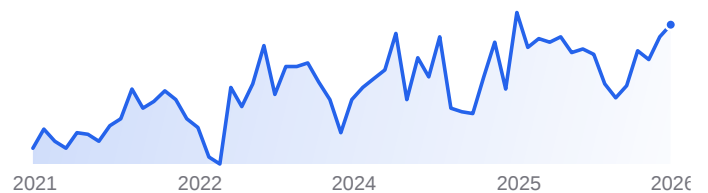
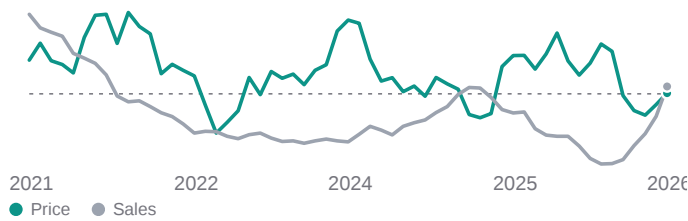


Growth (year over year)

Price +0.4% · Sales +3.5%

Price per square foot

\$182/ft²

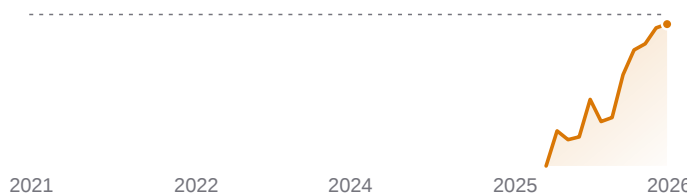


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

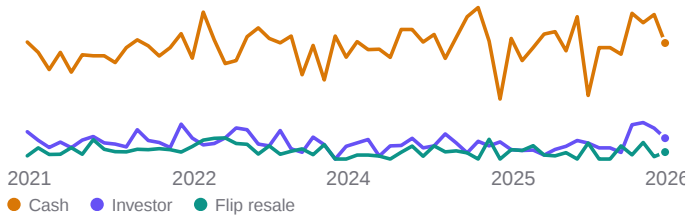
2.6%



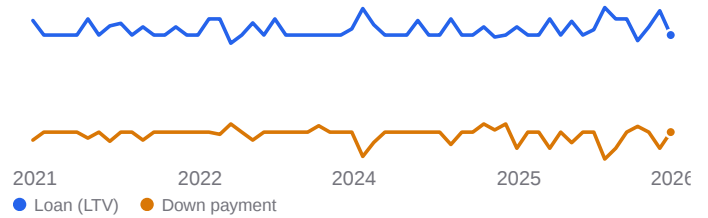
BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 9.4% · Flip resale 3.1%

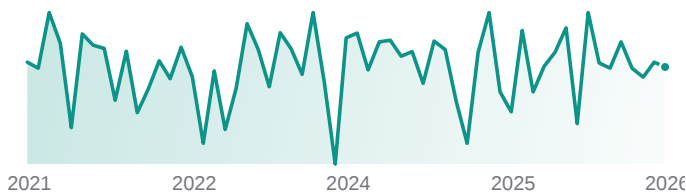


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



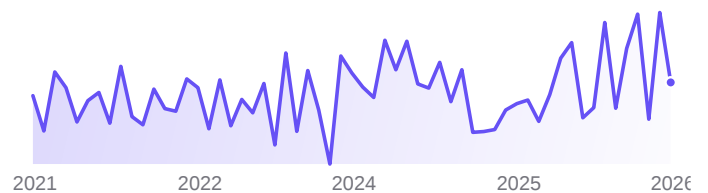
Sellers who sold at a gain

90%



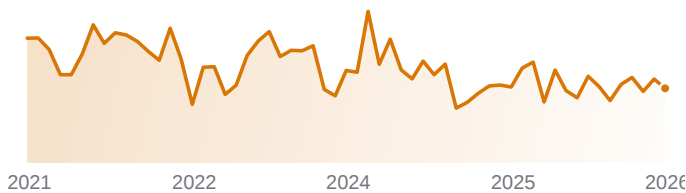
Typical hold before selling

5.2 yrs



Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	24,532
Median value (AVM)	\$193K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1978
Single family	94%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.0%
Owner occupied	45%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	24,166
Density	47 / mi²
Median household income	\$52K
Average household income	\$73K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	11
Homes occupied	53%
Bachelor's or higher	12%
Poverty rate	14.0%
Unemployment	1.6%
Average temp	43°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.