

Rochester 48306

ZIP code · MI · Michigan > Oakland County > Rochester

BALANCED MARKET

\$642K

MEDIAN SALE PRICE

+22.2%

1-YR CHANGE

313

SALES (12 MO)

\$599K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

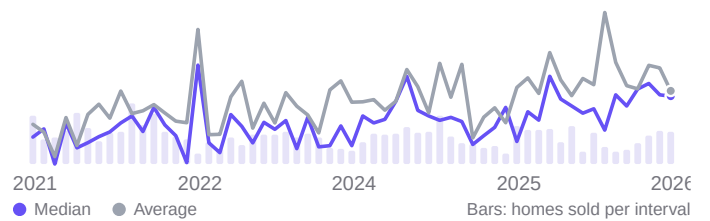
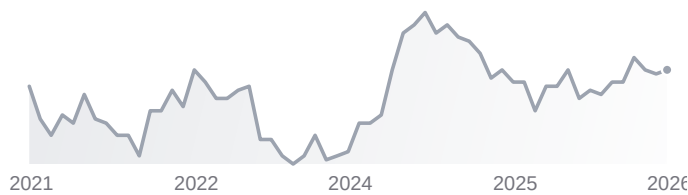
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

59 / 100

Sale prices

Median \$625K · Average \$644K

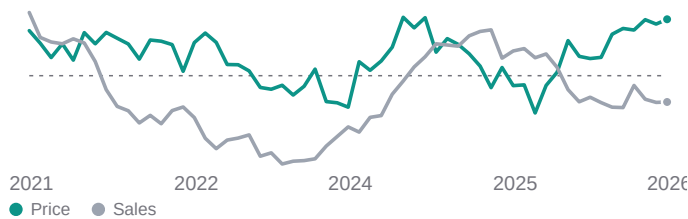


Growth (year over year)

Price +22.2% · Sales -10.3%

Price per square foot

\$238/ft²

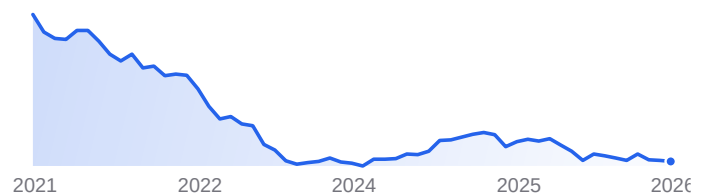
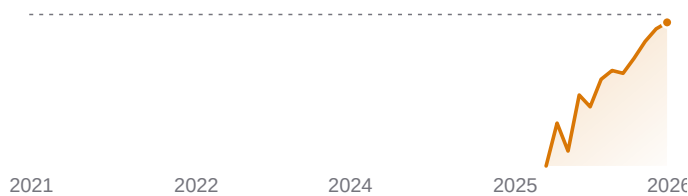


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

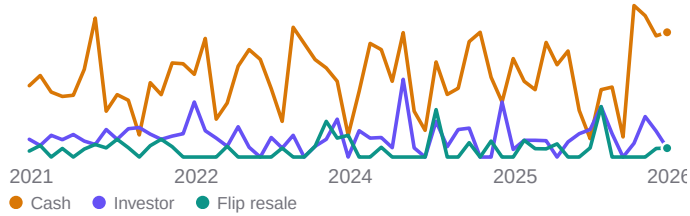
3.2%



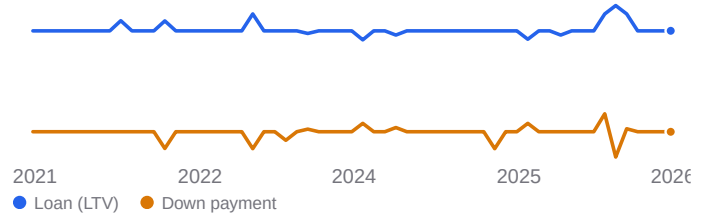
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 2.9% · Flip resale 2.9%

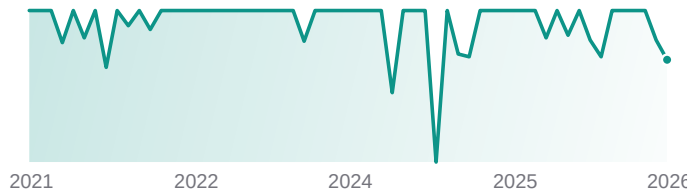


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



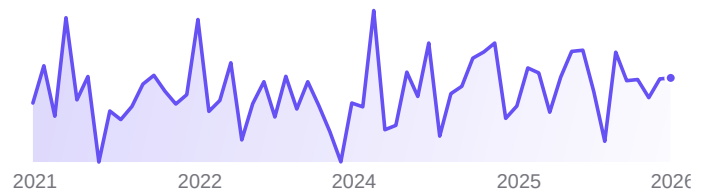
Sellers who sold at a gain

93%



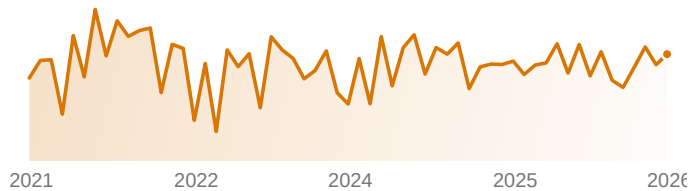
Typical hold before selling

10.3 yrs



Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,897
Median value (AVM)	\$599K
Median size	2,776 ft²
Median bedrooms	4
Median year built	1989
Single family	81%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.7%
Owner occupied	96%
Company owned	5.7%
Median loan-to-value	49%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	29,174
Density	1,301 / mi²
Median household income	\$156K
Average household income	\$189K
Crime index (US avg 100)	22
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	18
Homes occupied	97%
Bachelor's or higher	38%
Poverty rate	1.7%
Unemployment	1.2%
Average temp	48°F
Annual precip	32 in
Sunshine	53%

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.