

Rochester 48307

ZIP code · MI · Michigan > Oakland County > Rochester

BALANCED MARKET

\$431K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

496

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



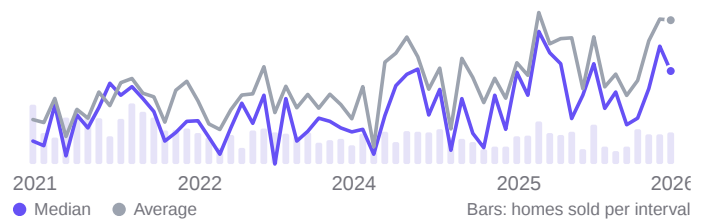
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$427K · Average \$505K

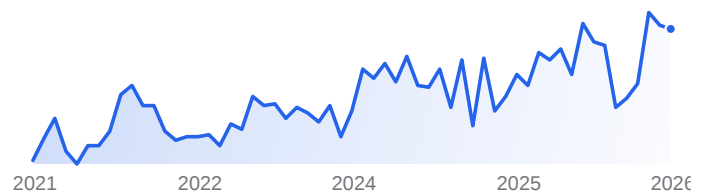
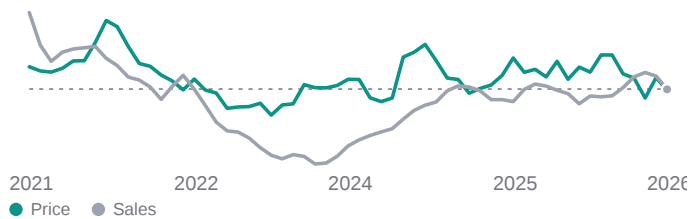


Growth (year over year)

Price -0.8% · Sales -0.2%

Price per square foot

\$253/ft²

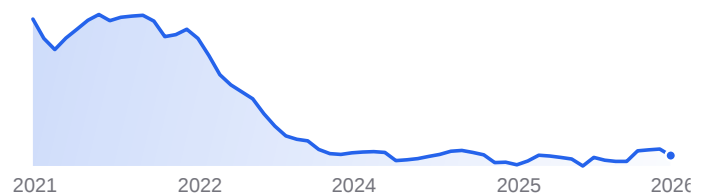
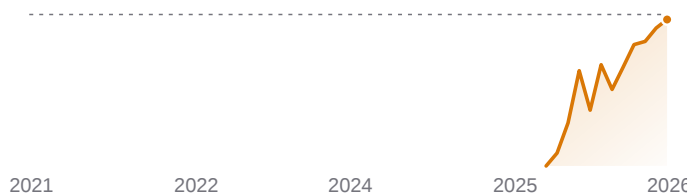


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

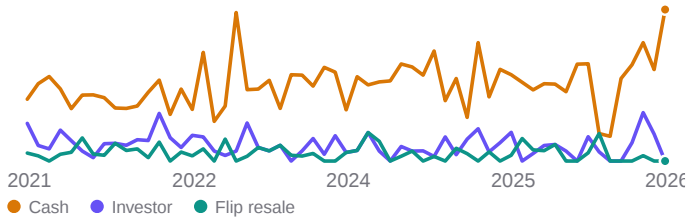
3.7%



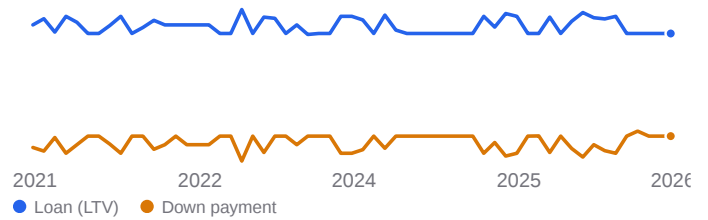
BUYERS & OUTCOMES

Buyer mix

Cash 61% · Investor 0% · Flip resale 0%

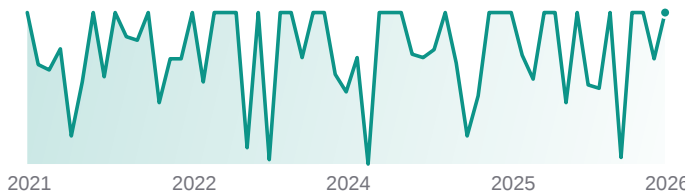


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



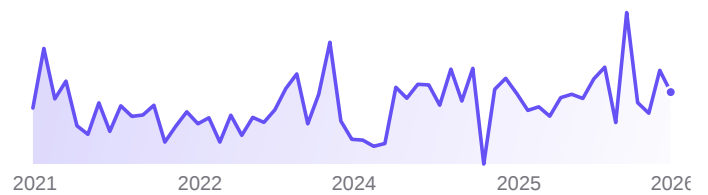
Sellers who sold at a gain

100%



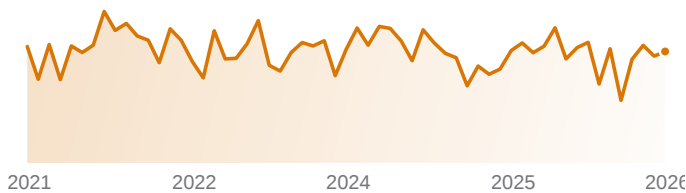
Typical hold before selling

8.4 yrs



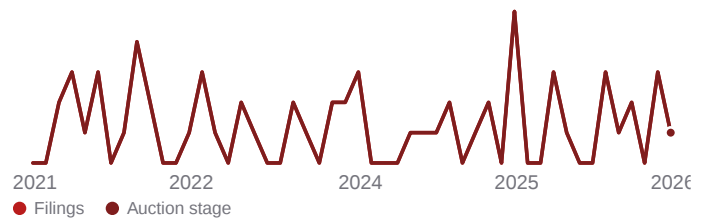
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,583
Median value (AVM)	\$416K
Median size	1,698 ft²
Median bedrooms	3
Median year built	1986
Single family	71%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	87%
Company owned	10%
Median loan-to-value	46%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	45,245
Density	2,950 / mi²
Median household income	\$104K
Average household income	\$130K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	27
Homes occupied	95%
Bachelor's or higher	32%
Poverty rate	5.6%
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.