

Rochester 48309

ZIP code · MI · Michigan > Oakland County > Rochester

SELLER'S MARKET

\$473K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

352

SALES (12 MO)

\$447K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

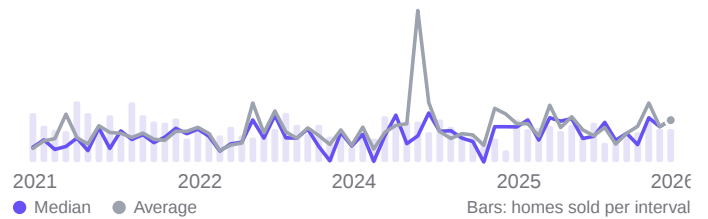
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

62 / 100

Sale prices

Median \$480K · Average \$479K

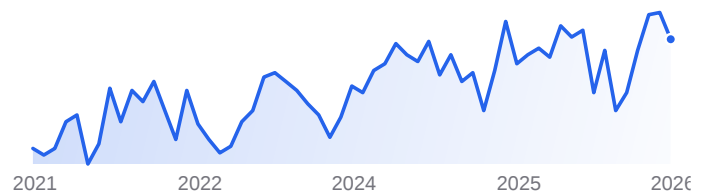
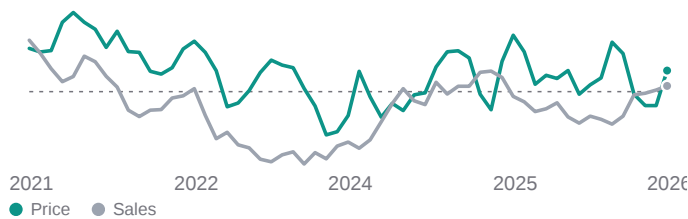


Growth (year over year)

Price +7.5% · Sales +2.0%

Price per square foot

\$219/ft²

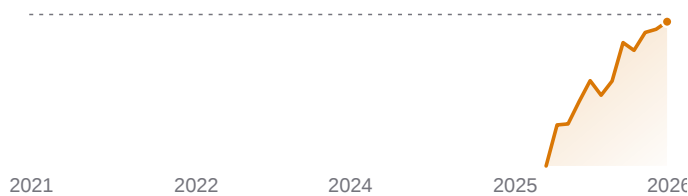


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

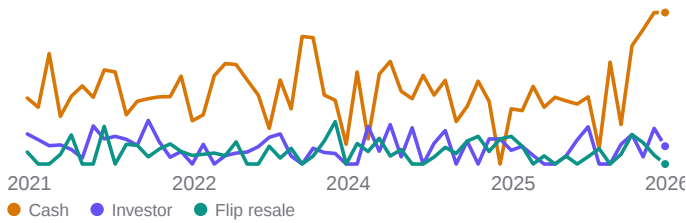
3.5%



BUYERS & OUTCOMES

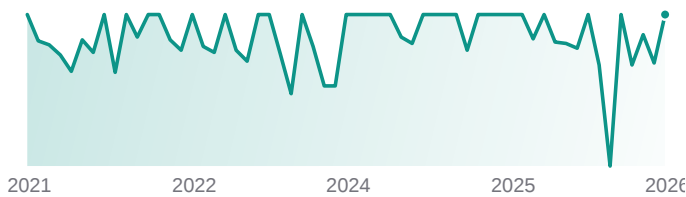
Buyer mix

Cash 55% · Investor 6.5% · Flip resale 0%



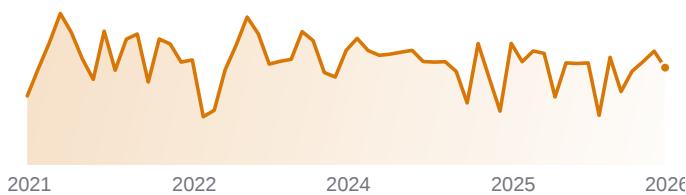
Sellers who sold at a gain

100%

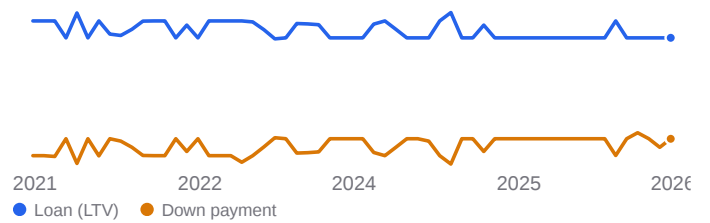


Median annualized return at resale

+5.3%

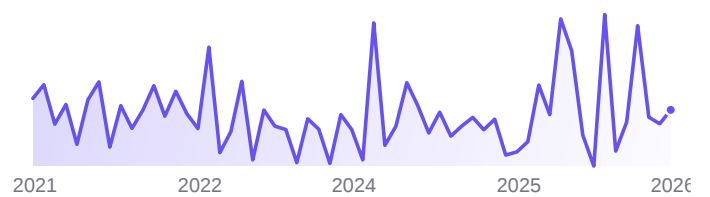


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



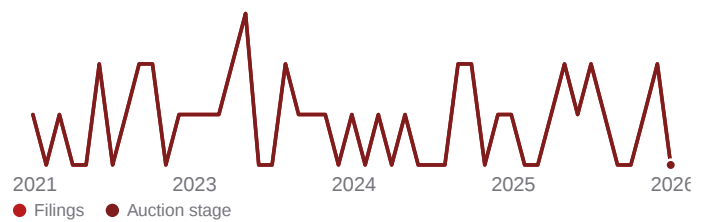
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,945
Median value (AVM)	\$447K
Median size	2,225 ft²
Median bedrooms	3
Median year built	1979
Single family	81%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	93%
Company owned	5.8%
Median loan-to-value	49%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	31,261
Density	2,086 / mi²
Median household income	\$117K
Average household income	\$144K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	4.5%
Unemployment	1.1%
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.