

Houghton Lake 48629

ZIP code · MI · Michigan > Roscommon County > Houghton Lake

BALANCED MARKET

\$141K

MEDIAN SALE PRICE

-25.9%

1-YR CHANGE

218

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



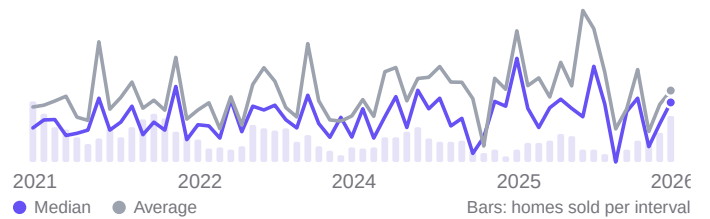
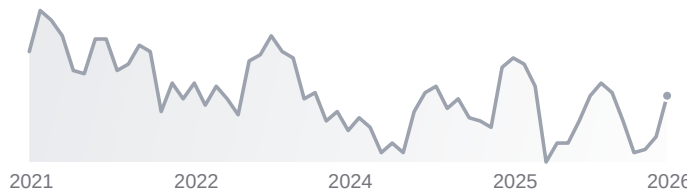
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$182K · Average \$204K

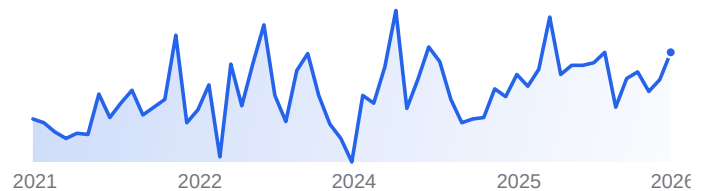
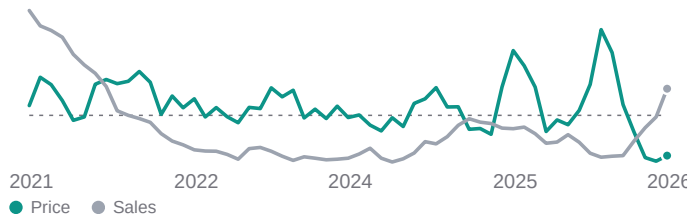


Growth (year over year)

Price -25.9% · Sales +17.2%

Price per square foot

\$182/ft²

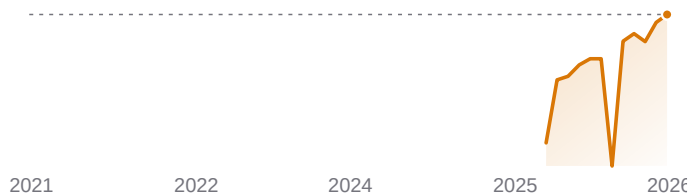


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

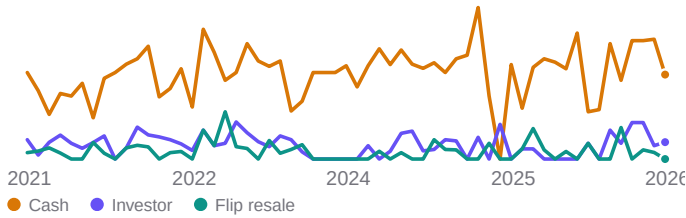
3.0%



BUYERS & OUTCOMES

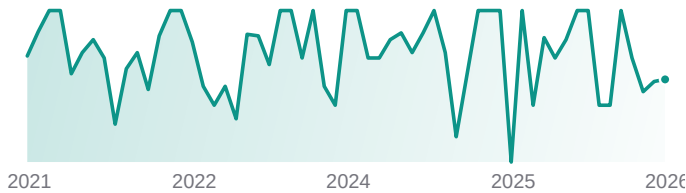
Buyer mix

Cash 49% · Investor 9.8% · Flip resale 0%



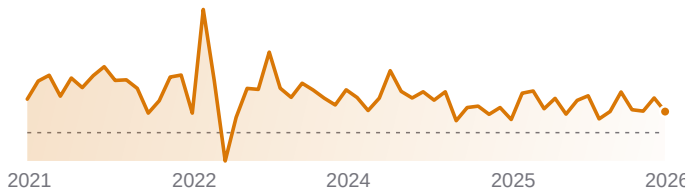
Sellers who sold at a gain

82%

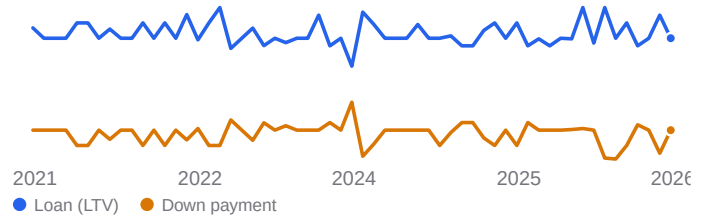


Median annualized return at resale

+5.5%

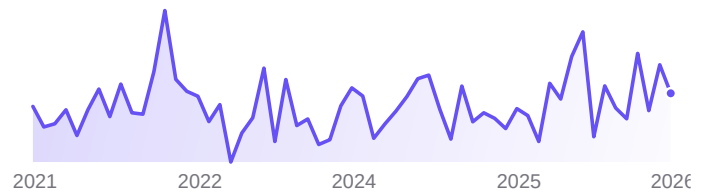


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



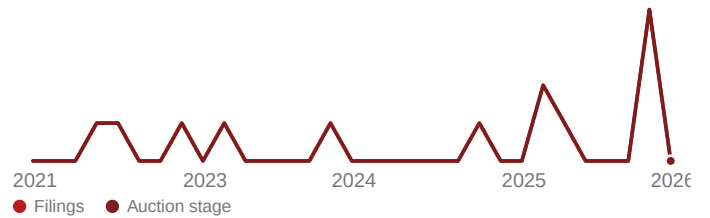
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,266
Median value (AVM)	\$203K
Median size	1,204 ft²
Median bedrooms	3
Median year built	1983
Single family	93%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.2%
Owner occupied	48%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	6,782
Density	56 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	15
Homes occupied	57%
Bachelor's or higher	10%
Poverty rate	14.1%
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.