

Roscommon 48653

ZIP code · MI · Michigan > Roscommon County > Roscommon

BUYER'S MARKET

\$196K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

251

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



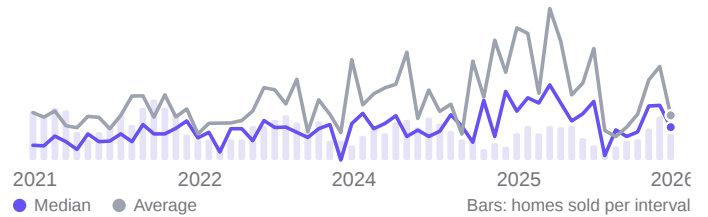
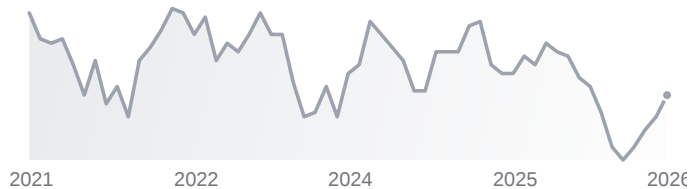
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$168K · Average \$191K

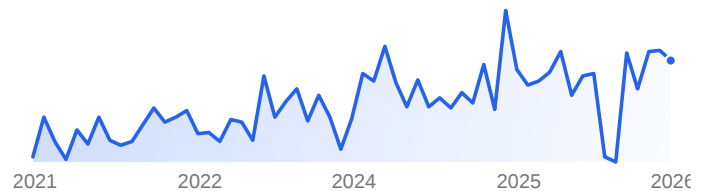
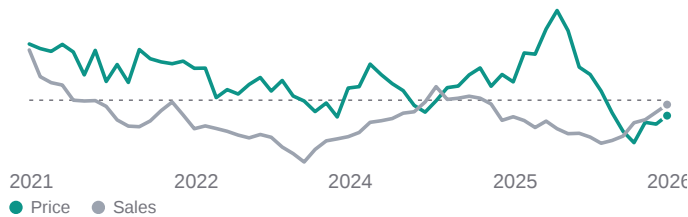


Growth (year over year)

Price -8.1% · Sales -2.3%

Price per square foot

\$183/ft²

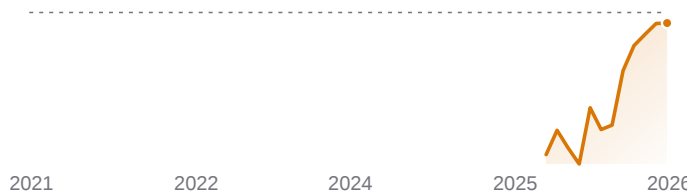


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

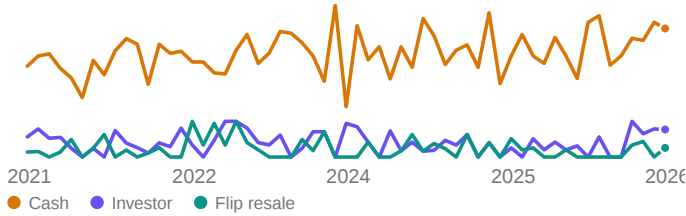
2.4%



BUYERS & OUTCOMES

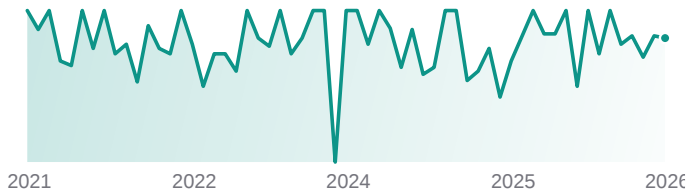
Buyer mix

Cash 64% · Investor 14% · Flip resale 4.5%



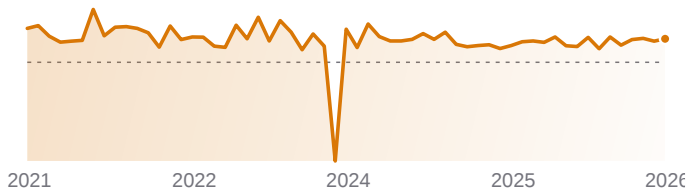
Sellers who sold at a gain

91%

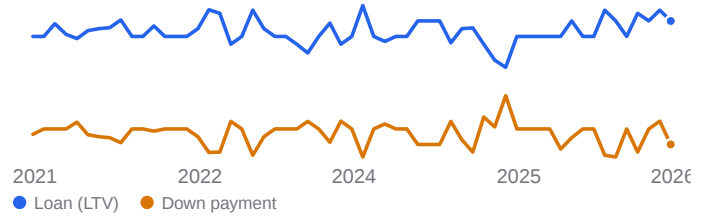


Median annualized return at resale

+10.5%

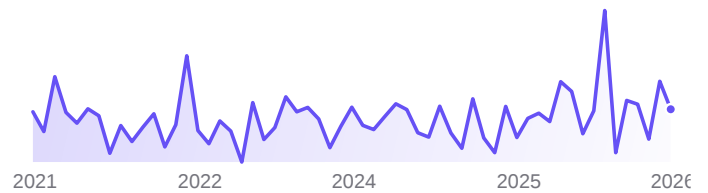


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,496
Median value (AVM)	\$206K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1977
Single family	93%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.0%
Owner occupied	44%
Company owned	17%
Median loan-to-value	0%

Typical ownership tenure

21.0 yrs

COMMUNITY

Population	8,693
Density	36 / mi²
Median household income	\$67K
Average household income	\$91K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	8
Homes occupied	46%
Bachelor's or higher	16%
Poverty rate	9.7%
Unemployment	1.7%
Average temp	43°F
Annual precip	31 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.