

Saint Helen 48656

ZIP code · MI · Michigan > Roscommon County

SELLER'S MARKET

\$156K

MEDIAN SALE PRICE

+26.1%

1-YR CHANGE

111

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

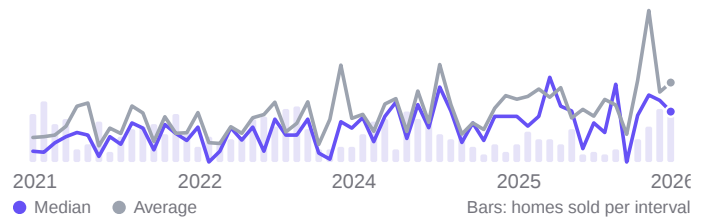
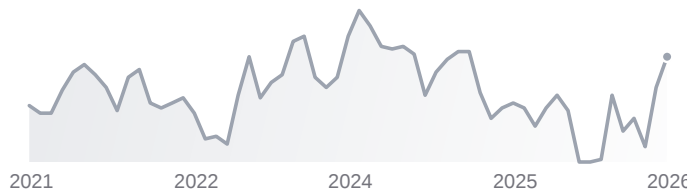
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$139K · Average \$193K

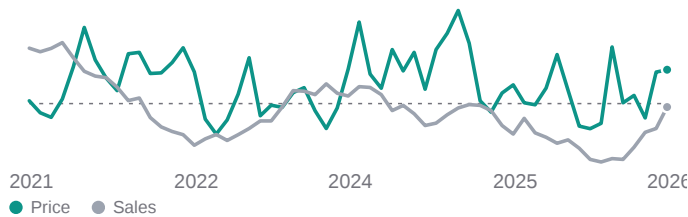


Growth (year over year)

Price +26.1% · Sales -2.6%

Price per square foot

\$166/ft²

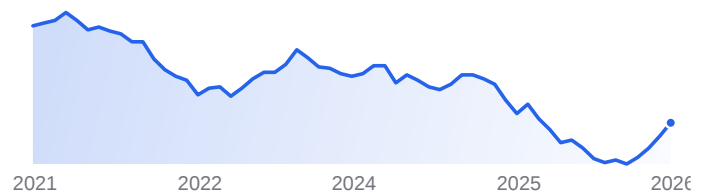
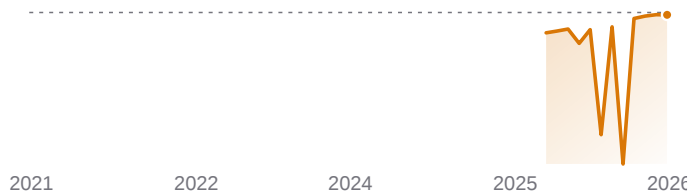


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

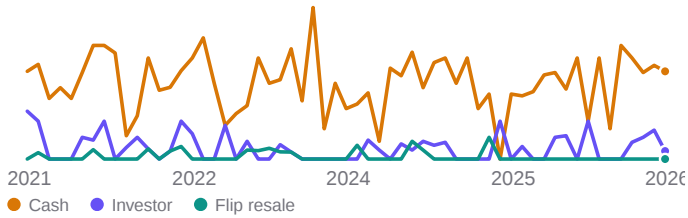
2.6%



BUYERS & OUTCOMES

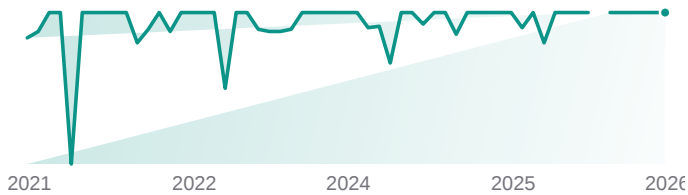
Buyer mix

Cash 58% · Investor 5.3% · Flip resale 0%



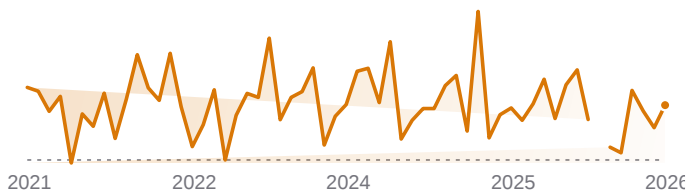
Sellers who sold at a gain

100%

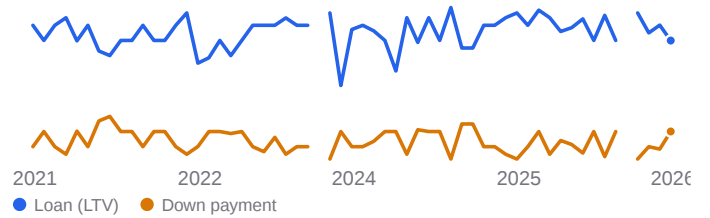


Median annualized return at resale

+10.1%

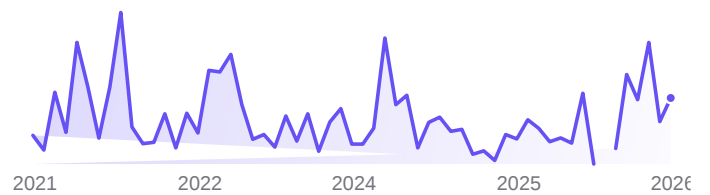


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



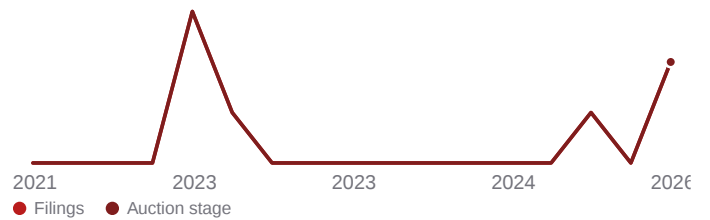
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	4,321
Median value (AVM)	\$131K
Median size	980 ft²
Median bedrooms	2
Median year built	1982
Single family	97%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.8%
Owner occupied	46%
Company owned	11%
Median loan-to-value	0%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	4,478
Density	28 / mi²
Median household income	\$45K
Average household income	\$54K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	11
Homes occupied	56%
Bachelor's or higher	7%
Poverty rate	17.2%
Unemployment	1.5%
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.