

South Branch 48761

ZIP code · MI · Michigan > Oscoda County

SELLER'S MARKET

\$213K

MEDIAN SALE PRICE

+29.6%

1-YR CHANGE

26

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

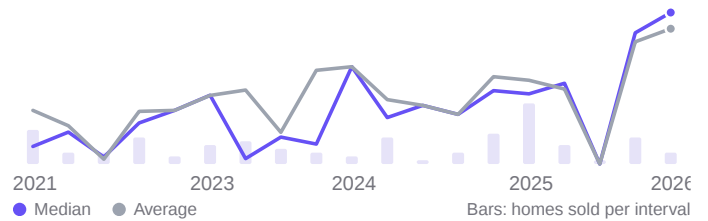
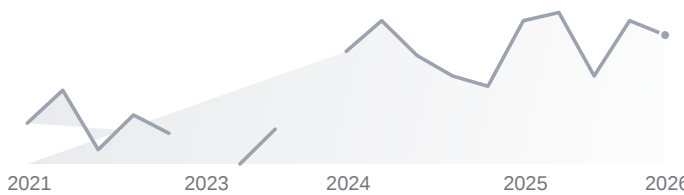
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$280K · Average \$254K

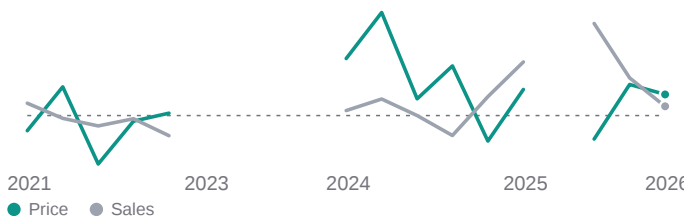


Growth (year over year)

Price +29.6% · Sales +13.0%

Price per square foot

\$259/ft²



Sale premium vs estimated value

+30.8%

Annual turnover (share of homes sold)

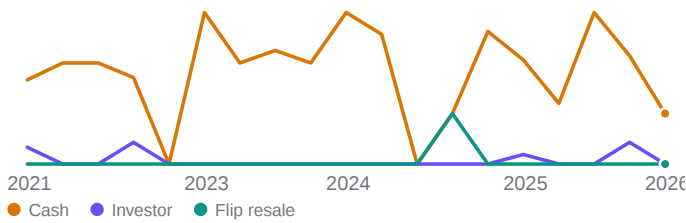
1.8%



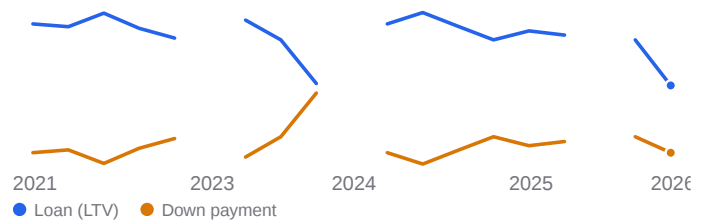
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

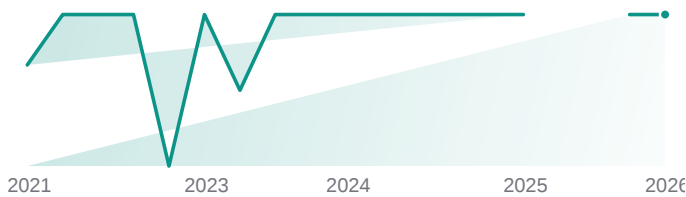


Financing (share of purchase price) Loan (LTV) 52% · Down payment 10%



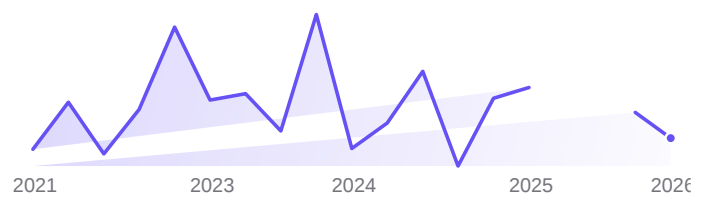
Sellers who sold at a gain

100%



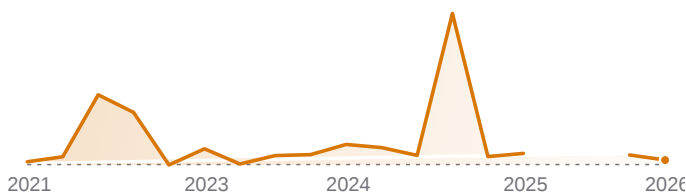
Typical hold before selling

3.9 yrs



Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,420
Median value (AVM)	\$121K
Median size	960 ft²
Median bedrooms	3
Median year built	1963
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.8%
Owner occupied	37%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	48.3 yrs

COMMUNITY

Population	1,119
Density	10 / mi²
Median household income	\$46K
Average household income	\$59K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	15
Homes occupied	44%
Bachelor's or higher	9%
Poverty rate	23.3%
Unemployment	1.8%
Average temp	43°F
Annual precip	30 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.