

Rothbury 49452

ZIP code · MI · Michigan > Oceana County > Rothbury

BALANCED MARKET

\$182K

MEDIAN SALE PRICE

-21.1%

1-YR CHANGE

37

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



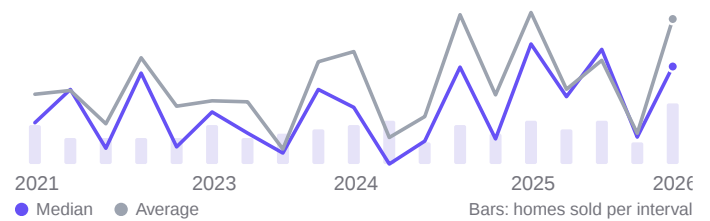
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$217K · Average \$287K

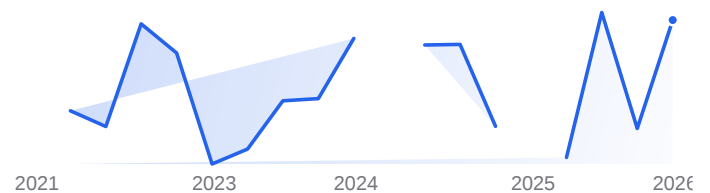
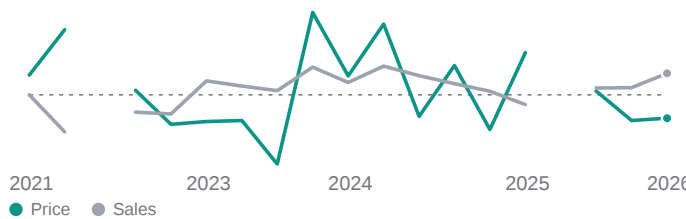


Growth (year over year)

Price -21.1% · Sales +19.4%

Price per square foot

\$222/ft²



Sale premium vs estimated value

+8.4%

Annual turnover (share of homes sold)

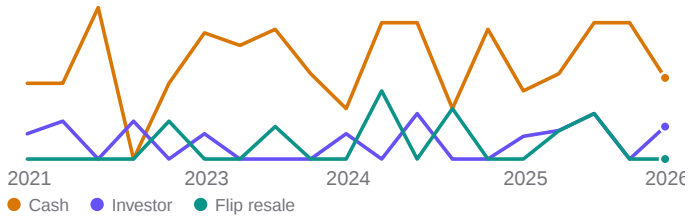
4.0%



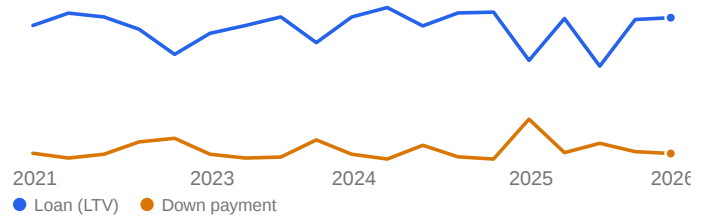
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 14% · Flip resale 0%

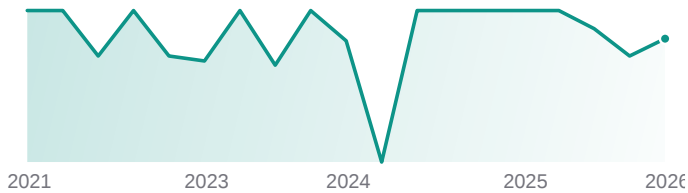


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.4%



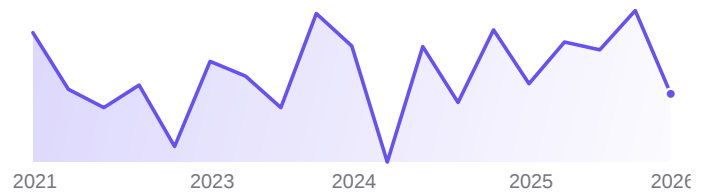
Sellers who sold at a gain

85%



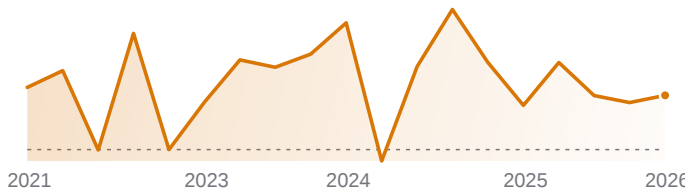
Typical hold before selling

4.6 yrs



Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	918
Median value (AVM)	\$137K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1994
Single family	86%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.1%
Owner occupied	88%
Company owned	15%
Median loan-to-value	17%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	1,853
Density	43 / mi²
Median household income	\$60K
Average household income	\$70K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	14
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	15.0%
Unemployment	2.1%
Average temp	46°F
Annual precip	34 in
Sunshine	50%

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