

Rapid City 49676

ZIP code · MI · Michigan > Kalkaska County > Rapid City

BALANCED MARKET

\$240K

MEDIAN SALE PRICE

+14.7%

1-YR CHANGE

55

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



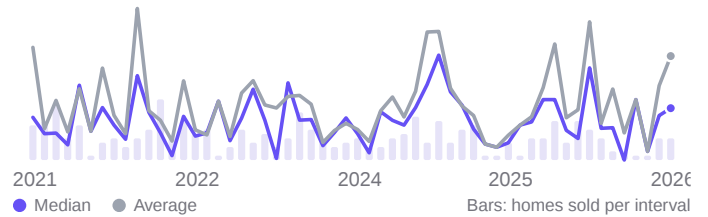
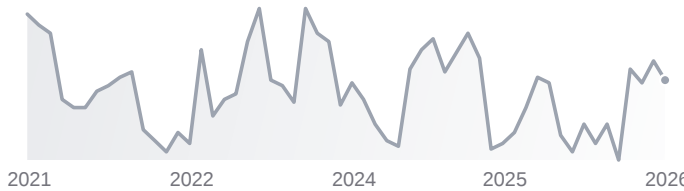
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$346K · Average \$674K

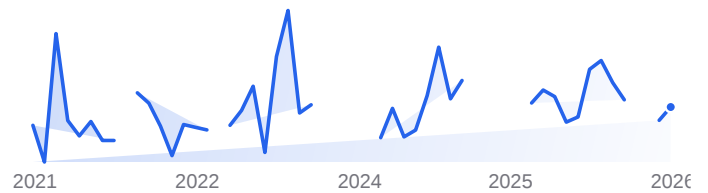
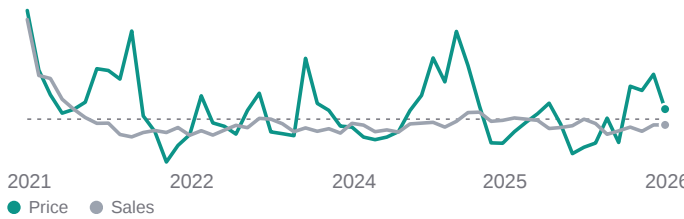


Growth (year over year)

Price +14.7% · Sales -8.3%

Price per square foot

\$307/ft²

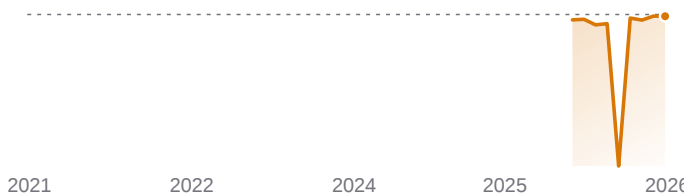


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

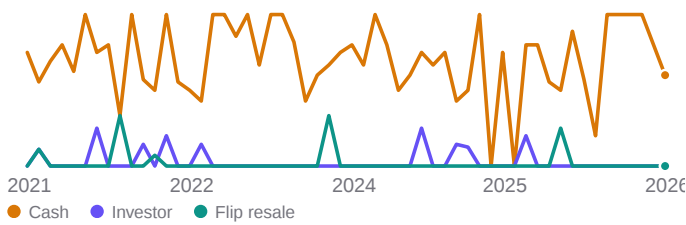
2.0%



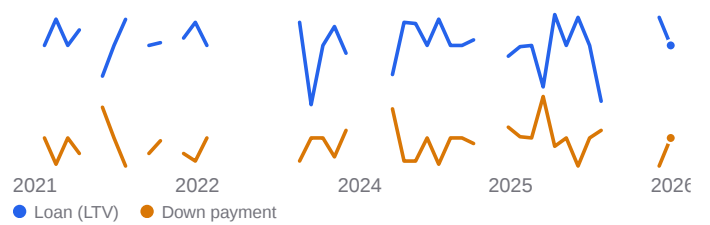
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

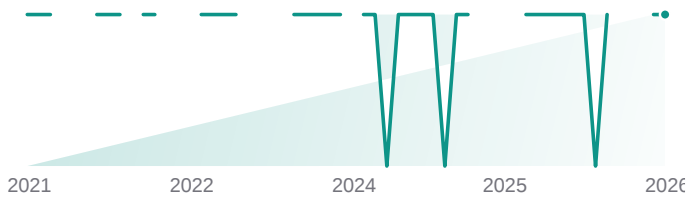


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



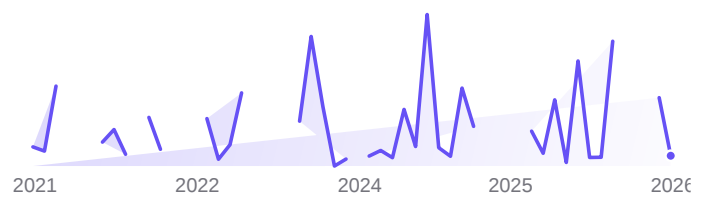
Sellers who sold at a gain

100%



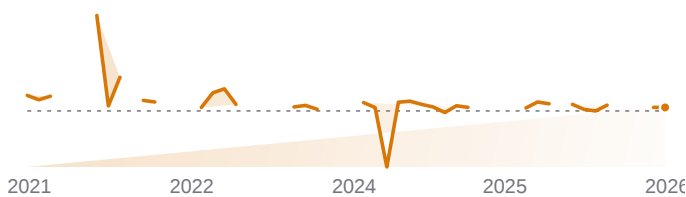
Typical hold before selling

1.5 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,700
Median value (AVM)	\$314K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1985
Single family	98%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.5%
Owner occupied	58%
Company owned	17%
Median loan-to-value	0%

Typical ownership tenure

27.4 yrs

COMMUNITY

Population	3,262
Density	62 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	7
Homes occupied	65%
Bachelor's or higher	25%
Poverty rate	9.5%
Unemployment	1.7%
Average temp	44°F
Annual precip	32 in
Sunshine	50%

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