

South Boardman 49680

ZIP code · MI · Michigan › Kalkaska County › South Boardman

BUYER'S MARKET

\$32K

MEDIAN SALE PRICE

-89.4%

1-YR CHANGE

28

SALES (12 MO)

\$139K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



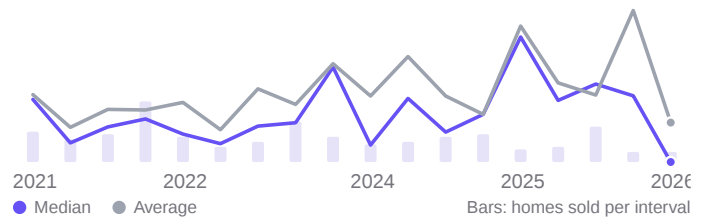
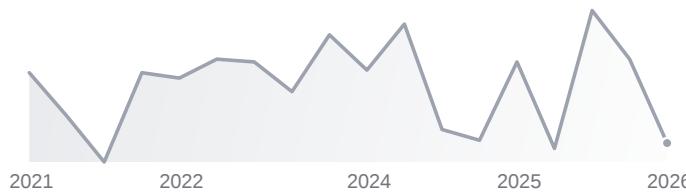
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$32K · Average \$110K

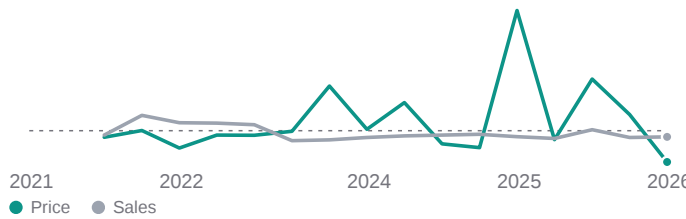


Growth (year over year)

Price -89.4% · Sales -17.6%

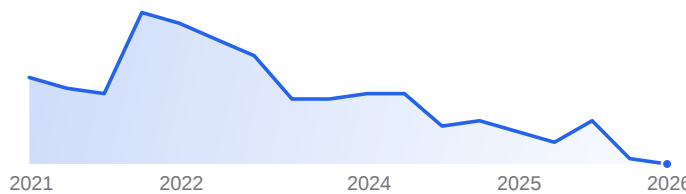
Sale premium vs estimated value

-41.4%



Annual turnover (share of homes sold)

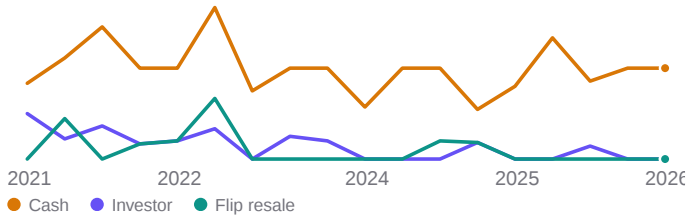
2.3%



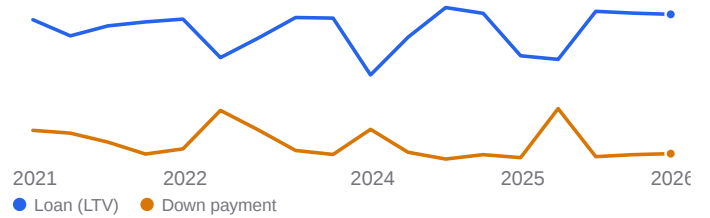
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

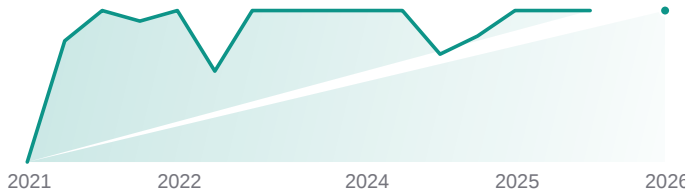


Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.5%



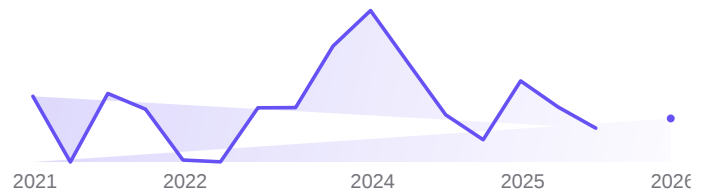
Sellers who sold at a gain

100%



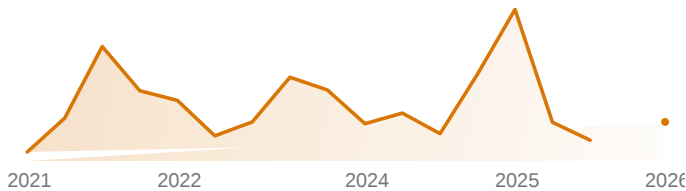
Typical hold before selling

4.0 yrs



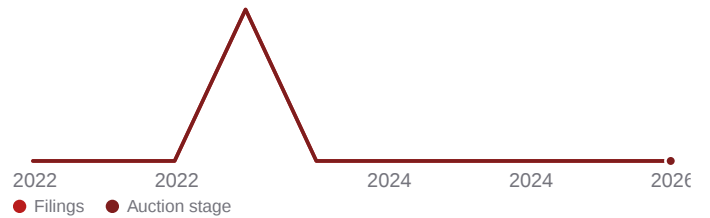
Median annualized return at resale

+8.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,211
Median value (AVM)	\$139K
Single family	86%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	7.9%
Owner occupied	65%
Company owned	14%
Median loan-to-value	2%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,047
Density	42 / mi²
Median household income	\$66K
Average household income	\$77K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	7
Homes occupied	83%
Bachelor's or higher	13%
Poverty rate	13.2%
Unemployment	1.8%
Average temp	43°F
Annual precip	32 in
Sunshine	50%

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