

Carp Lake 49718

ZIP code · MI · Michigan > Emmet County > Carp Lake

BUYER'S MARKET

\$30K

MEDIAN SALE PRICE

-91.9%

1-YR CHANGE

14

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



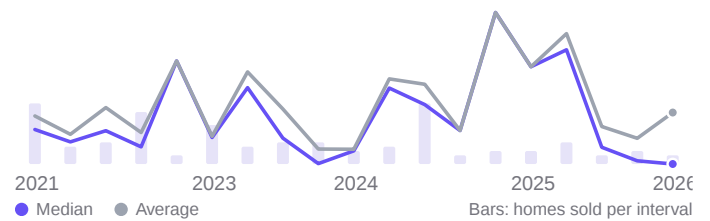
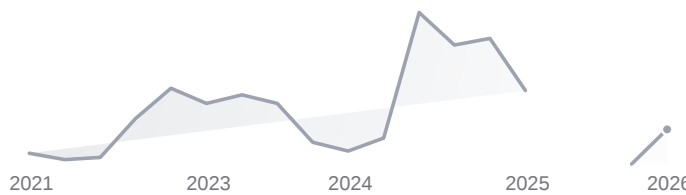
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$26K · Average \$178K

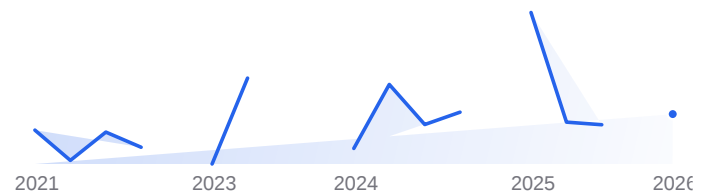
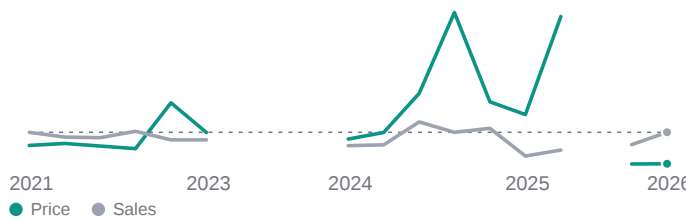


Growth (year over year)

Price -91.9% · Sales +0.0%

Price per square foot

\$162/ft²



Sale premium vs estimated value

-92.6%

Annual turnover (share of homes sold)

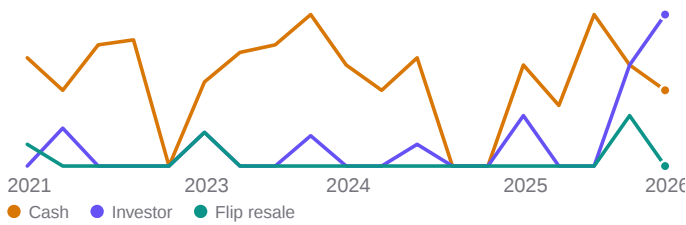
1.9%



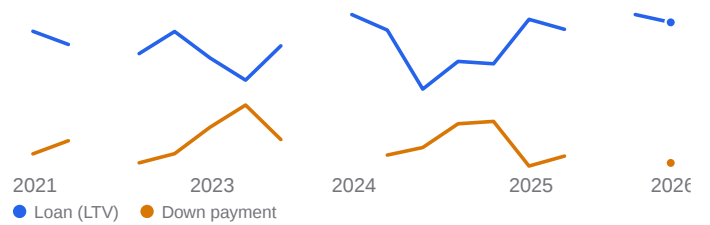
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 100% · Flip resale 0%

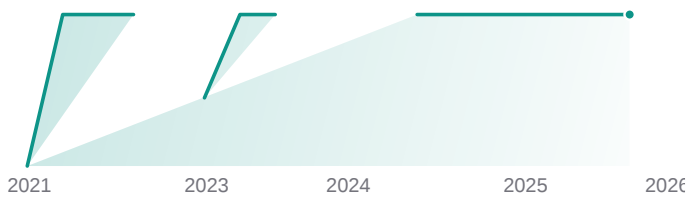


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



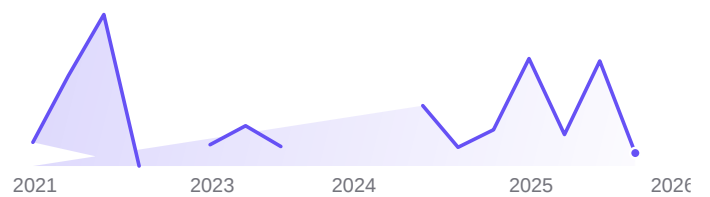
Sellers who sold at a gain

100%



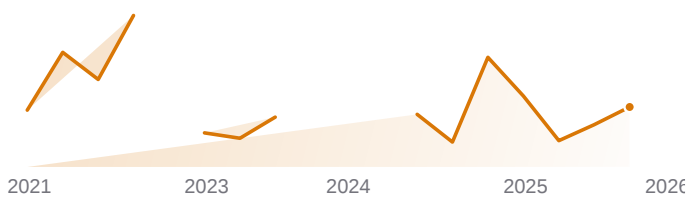
Typical hold before selling

2.6 yrs



Median annualized return at resale

+13.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	734
Median value (AVM)	\$189K
Median size	1,238 ft²
Median bedrooms	3
Median year built	1995
Single family	97%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	3.4%
Owner occupied	41%
Company owned	29%
Median loan-to-value	0%

Typical ownership tenure

18.7 yrs

COMMUNITY

Population	1,051
Density	17 / mi²
Median household income	\$46K
Average household income	\$62K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	12
Homes occupied	58%
Bachelor's or higher	17%
Poverty rate	20.7%
Unemployment	1.5%
Average temp	43°F
Annual precip	30 in
Sunshine	49%

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.