

Indian River 49749

ZIP code · MI · Michigan > Cheboygan County > Indian River

SELLER'S MARKET

\$285K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

88

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

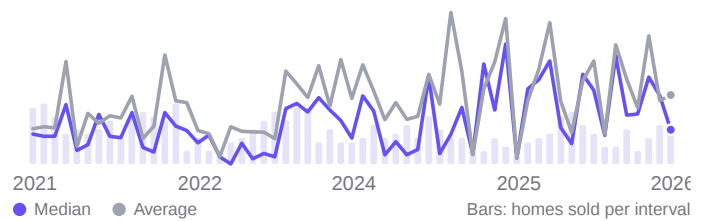
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$175K · Average \$307K

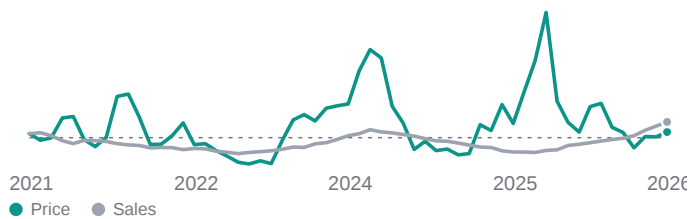


Growth (year over year)

Price +12.0% · Sales +33.3%

Price per square foot

\$220/ft²

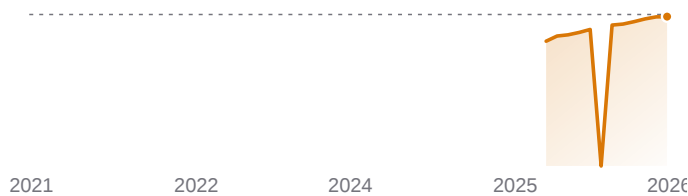


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

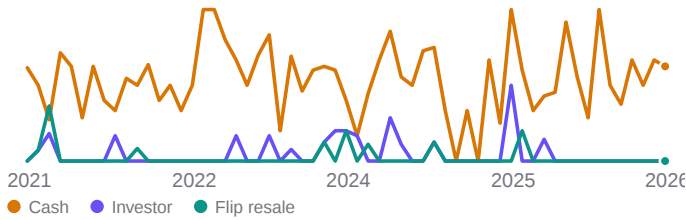
2.3%



BUYERS & OUTCOMES

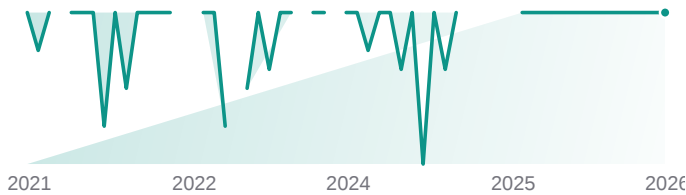
Buyer mix

Cash 63% · Investor 0% · Flip resale 0%



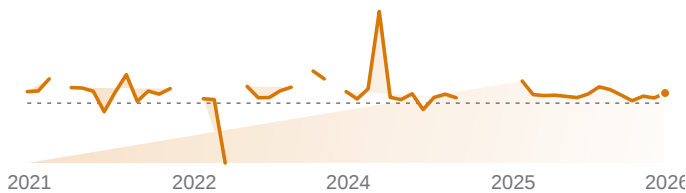
Sellers who sold at a gain

100%

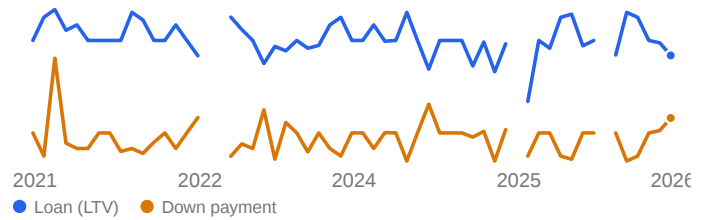


Median annualized return at resale

+13.0%

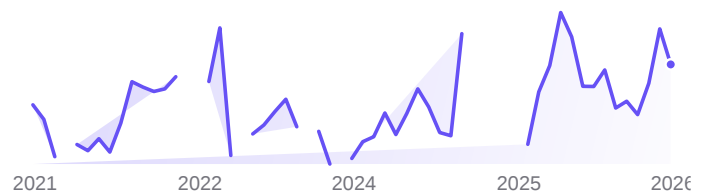


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



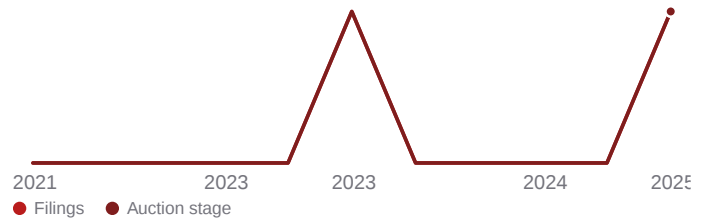
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,899
Median value (AVM)	\$295K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1978
Single family	93%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.3%
Owner occupied	48%
Company owned	15%
Median loan-to-value	0%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	4,110
Density	46 / mi²
Median household income	\$64K
Average household income	\$85K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	9
Homes occupied	55%
Bachelor's or higher	19%
Poverty rate	11.1%
Unemployment	2.0%
Average temp	43°F
Annual precip	31 in
Sunshine	49%

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