

Wolverine 49799

ZIP code · MI · Michigan > Cheboygan County > Wolverine

SELLER'S MARKET

\$284K

MEDIAN SALE PRICE

+292.8%

1-YR CHANGE

47

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

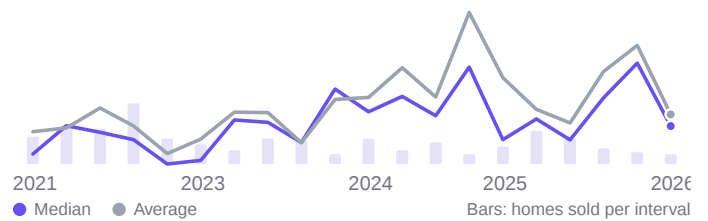
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$130K · Average \$154K

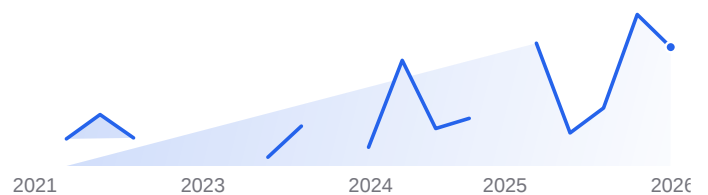
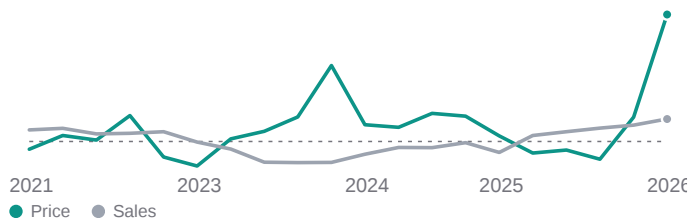


Growth (year over year)

Price +292.8% · Sales +51.6%

Price per square foot

\$225/ft²

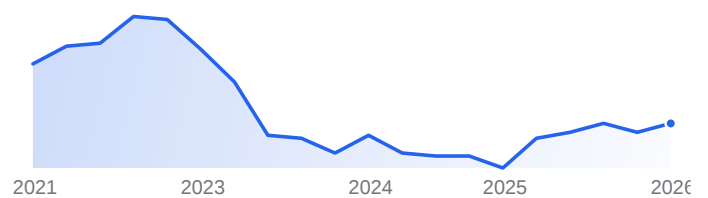


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

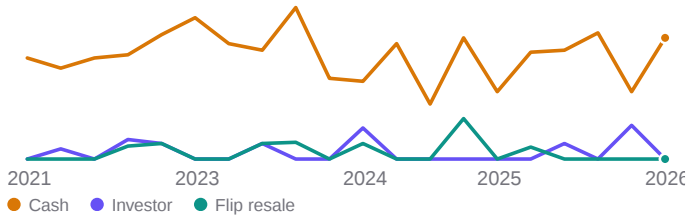
2.6%



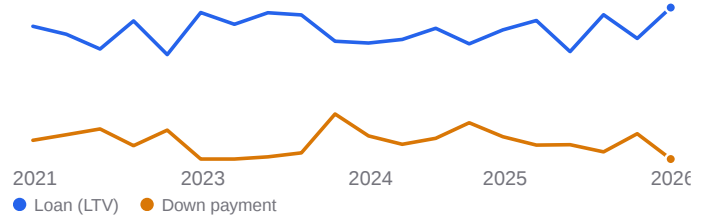
BUYERS & OUTCOMES

Buyer mix

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

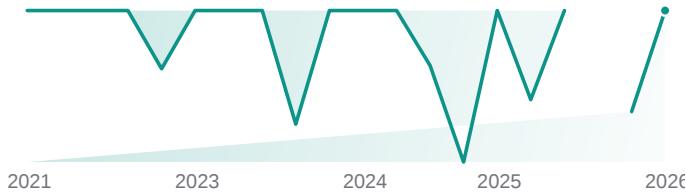


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



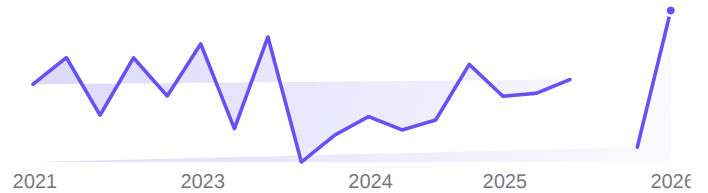
Sellers who sold at a gain

100%



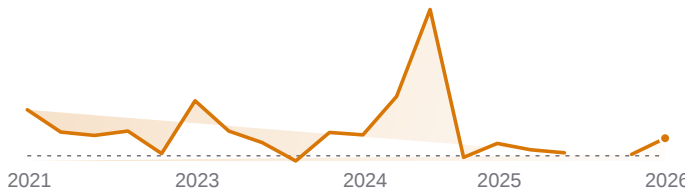
Typical hold before selling

9.1 yrs



Median annualized return at resale

+10.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,835
Median value (AVM)	\$180K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1973
Single family	98%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.5%
Owner occupied	59%
Company owned	9.3%
Median loan-to-value	0%

Typical ownership tenure

17.3 yrs

COMMUNITY

Population	2,636
Density	20 / mi ²
Median household income	\$53K
Average household income	\$67K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	13
Homes occupied	67%
Bachelor's or higher	10%
Poverty rate	14.4%
Unemployment	2.2%
Average temp	42°F
Annual precip	32 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.