

Riverdale 48877

ZIP code · MI · Michigan > Montcalm County > Riverdale

BALANCED MARKET

\$224K

MEDIAN SALE PRICE

+53.9%

1-YR CHANGE

18

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

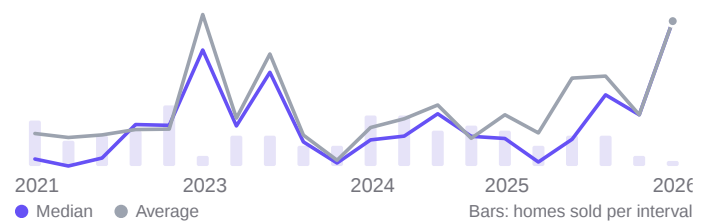
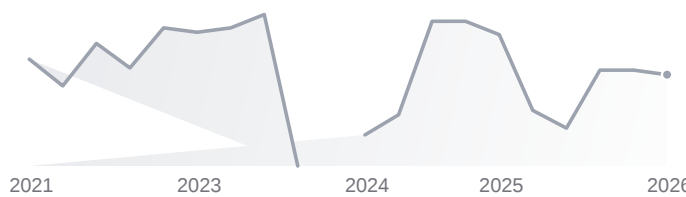
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$320K · Average \$320K

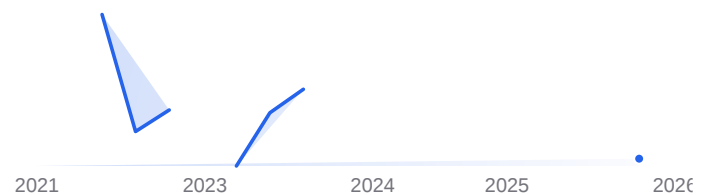
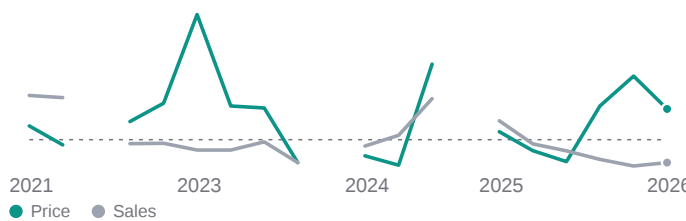


Growth (year over year)

Price +53.9% · Sales -40.0%

Price per square foot

\$49/ft²

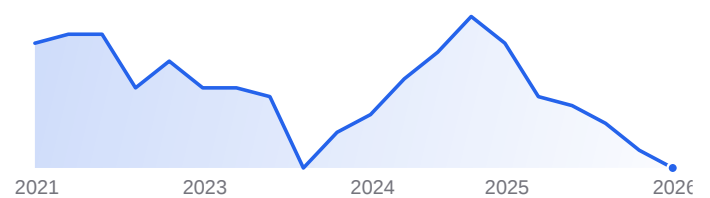


Sale premium vs estimated value

+3.3%

Annual turnover (share of homes sold)

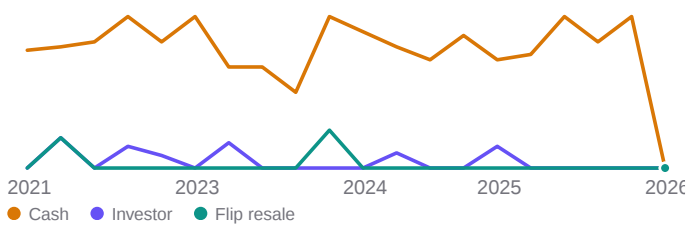
1.8%



BUYERS & OUTCOMES

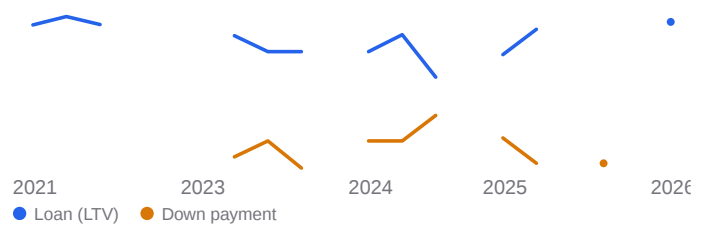
Buyer mix

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



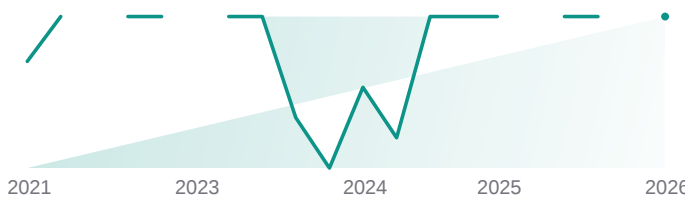
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 5.0%



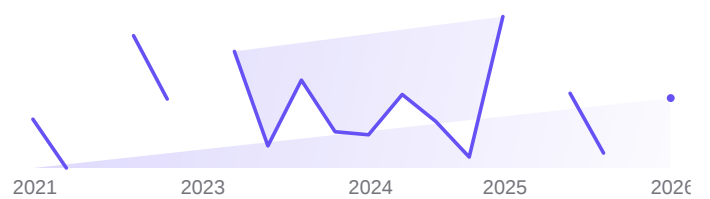
Sellers who sold at a gain

100%



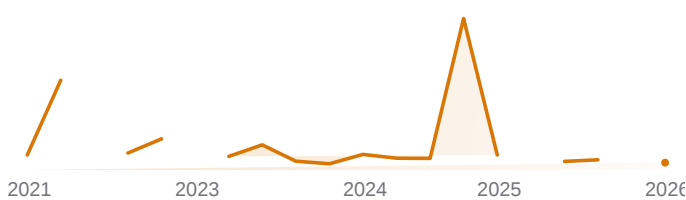
Typical hold before selling

4.4 yrs



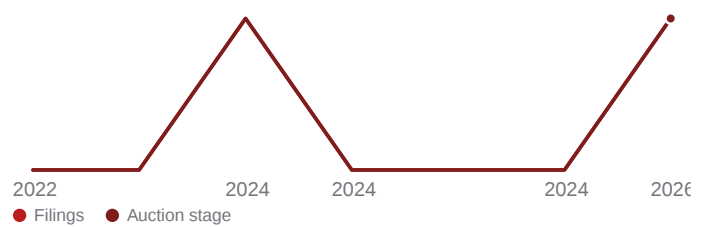
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,003
Median value (AVM)	\$143K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1984
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	22.6 yrs

COMMUNITY

Population	2,021
Density	59 / mi²
Median household income	\$61K
Average household income	\$86K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	11
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	14.2%
Unemployment	1.6%
Average temp	47°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.