

Richland 49083

ZIP code · MI · Michigan > Kalamazoo County > Richland

BALANCED MARKET

\$376K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

137

SALES (12 MO)

\$355K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

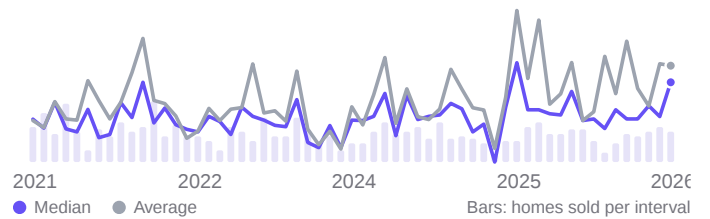
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$450K · Average \$513K

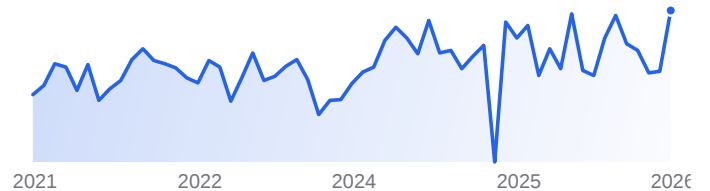
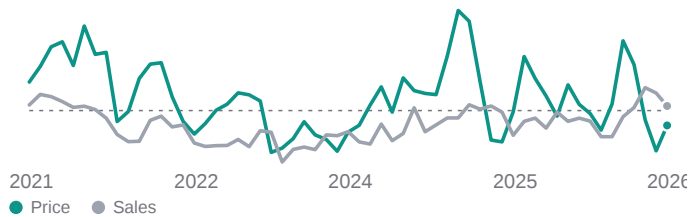


Growth (year over year)

Price -7.1% · Sales +2.2%

Price per square foot

\$256/ft²

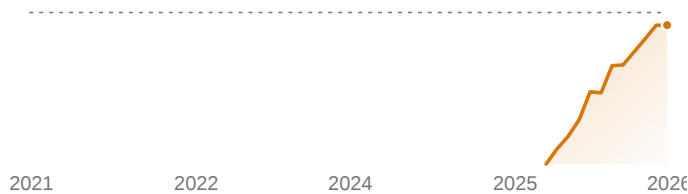


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

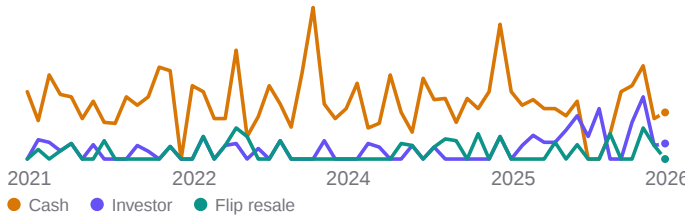
4.1%



BUYERS & OUTCOMES

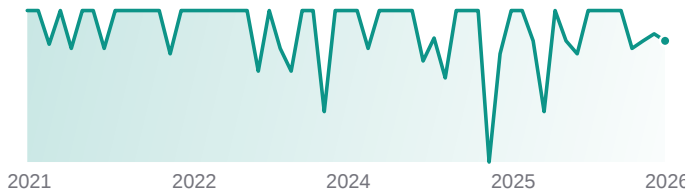
Buyer mix

Cash 23% · Investor 7.7% · Flip resale 0%



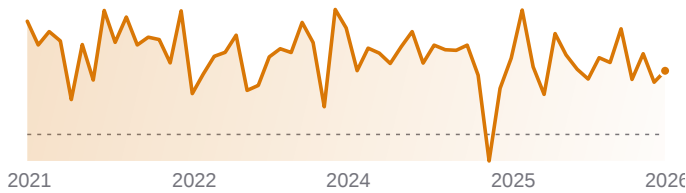
Sellers who sold at a gain

90%

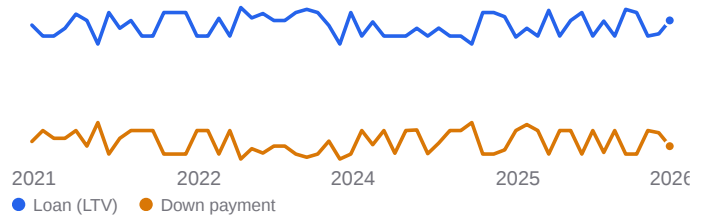


Median annualized return at resale

+5.3%

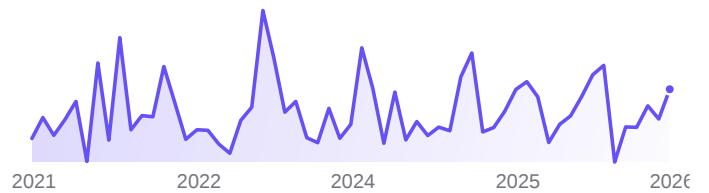


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,331
Median value (AVM)	\$355K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1994
Single family	92%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.8%
Owner occupied	88%
Company owned	20%
Median loan-to-value	43%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	8,584
Density	238 / mi²
Median household income	\$97K
Average household income	\$122K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	23
Homes occupied	91%
Bachelor's or higher	29%
Poverty rate	3.4%
Unemployment	1.2%
Average temp	49°F
Annual precip	38 in
Sunshine	46%

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.