

Riga 49276

ZIP code · MI · Michigan > Lenawee County

STRONG SELLER'S MARKET

\$616K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

Balanced

Seller's market

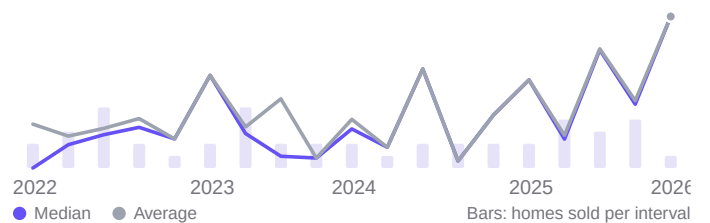
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

83 / 100

Sale prices

Median \$699K · Average \$699K

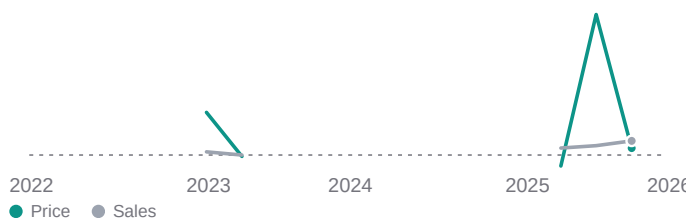


Growth (year over year)

Price +42.1% · Sales +85.7%

Price per square foot

\$226/ft²

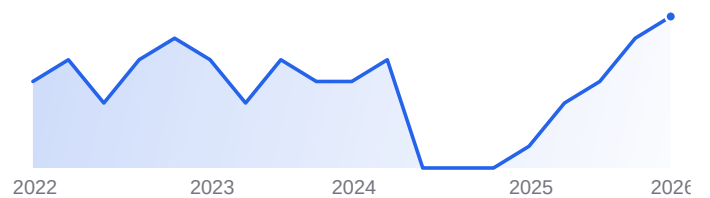


Sale premium vs estimated value

+11.9%

Annual turnover (share of homes sold)

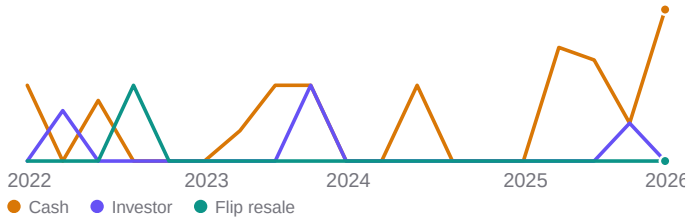
3.7%



BUYERS & OUTCOMES

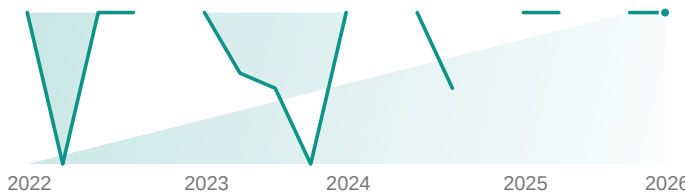
Buyer mix

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



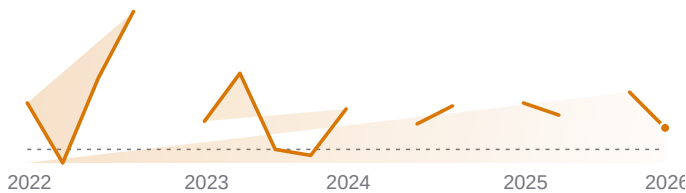
Sellers who sold at a gain

100%

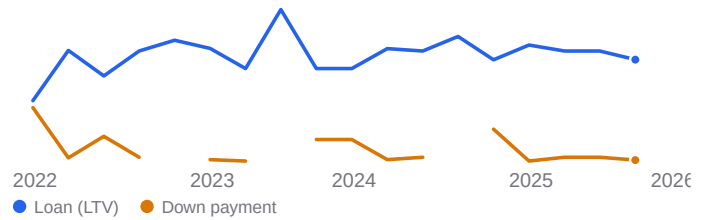


Median annualized return at resale

+3.4%

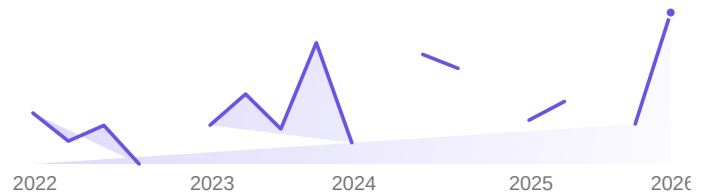


Financing (share of purchase price) Loan (LTV) 88% · Down payment 2.6%



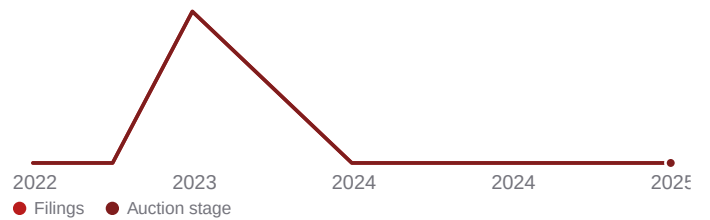
Typical hold before selling

18.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	382
Median value (AVM)	\$243K
Median size	1,768 ft²
Median bedrooms	3
Median year built	1920
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.0%
Owner occupied	90%
Company owned	19%
Median loan-to-value	41%
Typical ownership tenure	22.8 yrs

COMMUNITY

Population	1,076
Density	46 / mi²
Median household income	\$83K
Average household income	\$101K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	5.4%
Unemployment	1.7%
Average temp	49°F
Annual precip	34 in
Sunshine	52%

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.