

Riverdale 58565

ZIP code · ND · North Dakota · McLean County > Riverdale

SELLER'S MARKET

\$360K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



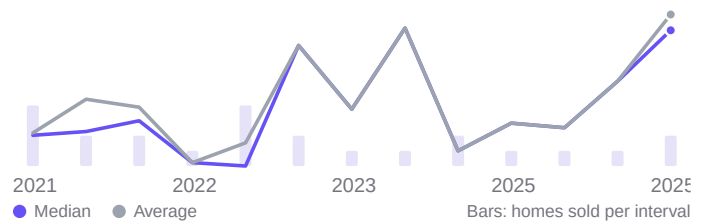
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$360K · Average \$394K

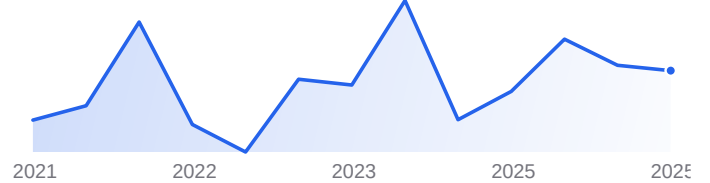


Growth (year over year)

Price -48.7% · Sales -50.0%

Price per square foot

\$156/ft²

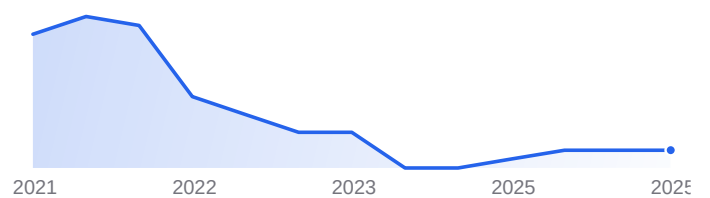
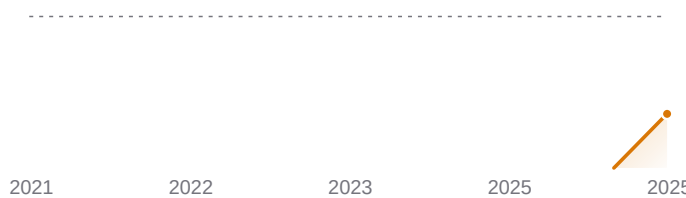


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

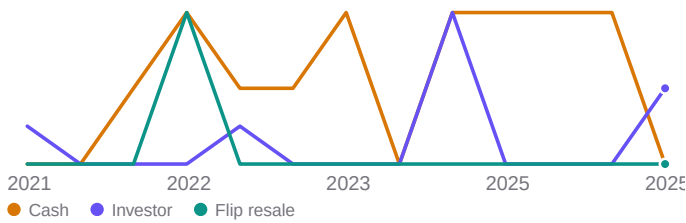
2.3%



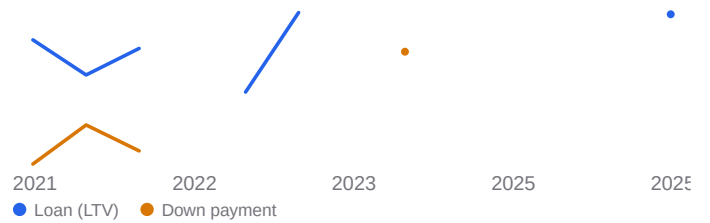
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 50% · Flip resale 0%

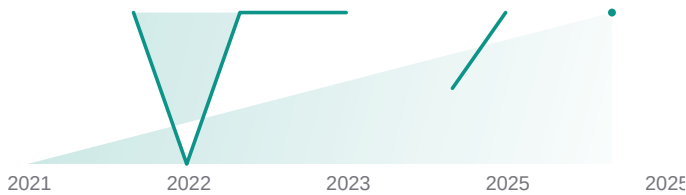


Financing (share of purchase price) Loan (LTV) 100% · Down payment 78%



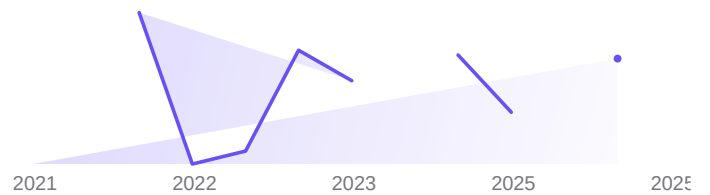
Sellers who sold at a gain

100%



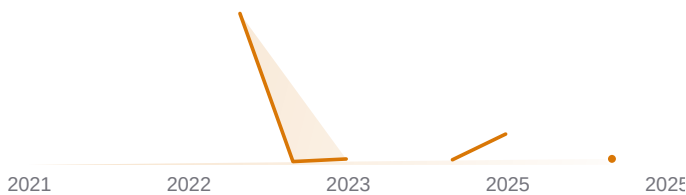
Typical hold before selling

9.2 yrs



Median annualized return at resale

+6.0%



HOUSING STOCK

Homes	217
Median value (AVM)	\$214K
Median size	1,206 ft²
Median bedrooms	3
Median year built	1949
Single family	91%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.8%
Owner occupied	29%
Company owned	5.5%
Median loan-to-value	0%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	42
Density	5 / mi²
Median household income	\$84K
Average household income	\$108K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	14
Homes occupied	77%
Bachelor's or higher	19%
Poverty rate	6.3%
Unemployment	0.9%
Average temp	41°F
Annual precip	17 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.