kw ADVISORS
KELLERWILLIAMS. REALTY

NEIGHBORHOOD REPORT

Riverside, Ohio
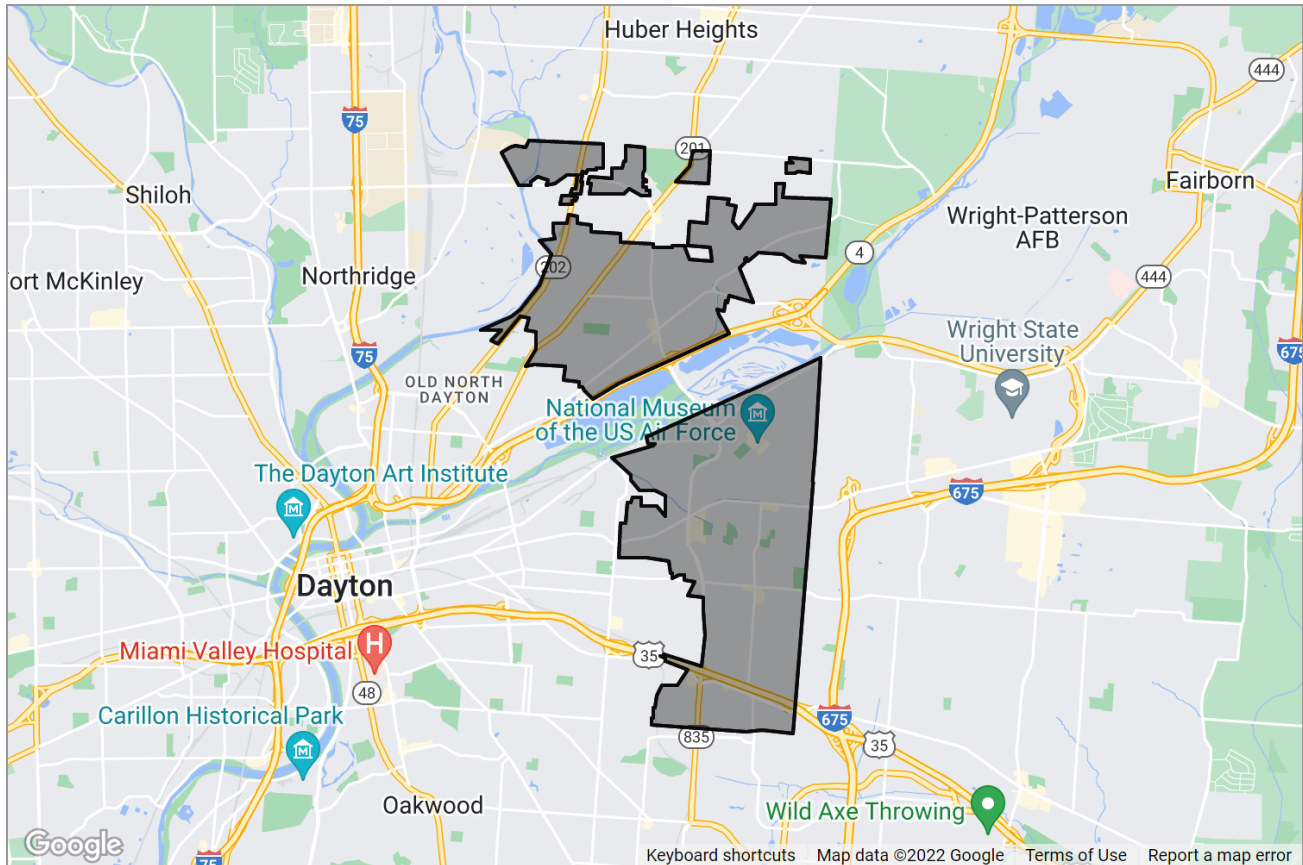
Presented by

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12/6/2022

Neighborhood: Housing Stats and Charts

	Riverside	Montgomery County	Ohio	USA
Median Estimated Home Value	$145K	$190K	$236K	$347K
Estimated Home Value 12-Month Change	+11.5%	+11.6%	+12.7%	+16.6%
Median List Price	–	$189K	$220K	–
List Price 1-Month Change	–	+2.2%	+2.8%	–
List Price 12-Month Change	–	+18.9%	+18.9%	–
Median Home Age	67	61	55	42
Own	56%	61%	66%	64%
Rent	44%	39%	34%	36%
$ Value of All Buildings for which Permits Were Issued	–	$157M	$6.42B	$307B
% Change in Permits for All Buildings	–	+19%	+15%	+13%
% Change in $ Value for All Buildings	–	+69%	+18%	+10%

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range

$30K - $40K | 1

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft

$50 - $60 | 1

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area

600 - 800 sq. ft. | 1

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Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Age of House

60 - 75 ▐ 1 ██

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

2 ▐ 1 ██

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Neighborhood: People Stats and Charts

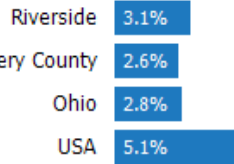|	Riverside	Montgomery County	Ohio	USA
Population	25.1K	532K	11.7M	325M
Population Density per Sq Mi	2.58K	1.15K	285	–
Population Change since 2010	-2.2%	-0.4%	+2.6%	+8.2%
Median Age	36	39	39	38
Male / Female Ratio	50%	48%	49%	49%

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Education Levels of Population

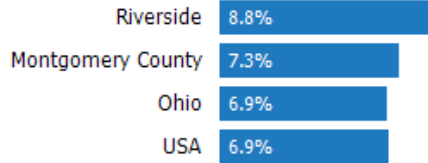This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade

Riverside	3.1%
Montgomery County	2.6%
Ohio	2.8%
USA	5.1%

9-12th Grade/No Diploma

Riverside	8.8%
Montgomery County	7.3%
Ohio	6.9%
USA	6.9%

High School Graduate

Riverside	31.4%
Montgomery County	27.8%
Ohio	33.0%
USA	27.0%

Associate Degree

Riverside	34.3%
Montgomery County	34.5%
Ohio	29.1%
USA	28.9%

Bachelor's Degree

Riverside	13.2%
Montgomery County	16.7%
Ohio	17.6%
USA	19.8%

At Least a College Education

Riverside	22.4%
Montgomery County	27.9%
Ohio	28.3%
USA	32.2%

Grad/Professional Degree

Riverside	9.2%
Montgomery County	11.2%
Ohio	10.7%
USA	12.4%

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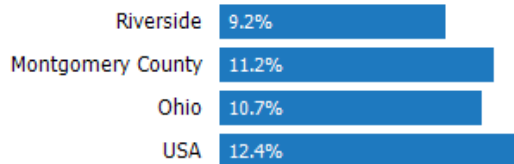
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Riverside

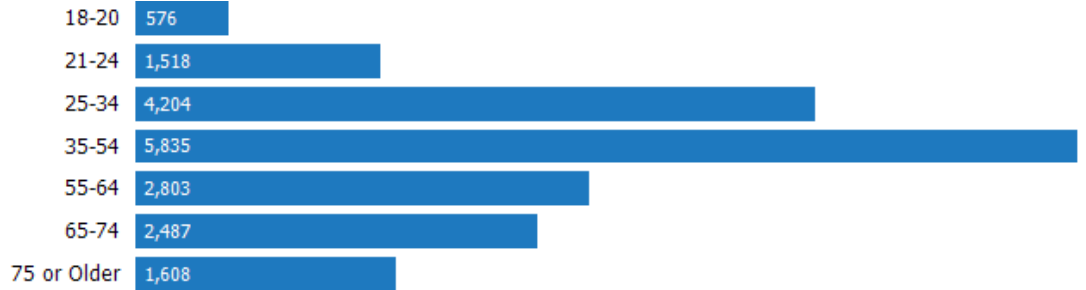| Age Group	Riverside
Toddlers	2,172
Elementary School	1,475
Middle School	1,576
High School	839

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Riverside

Age Group	Riverside
18-20	576
21-24	1,518
25-34	4,204
35-54	5,835
55-64	2,803
65-74	2,487
75 or Older	1,608

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Riverside

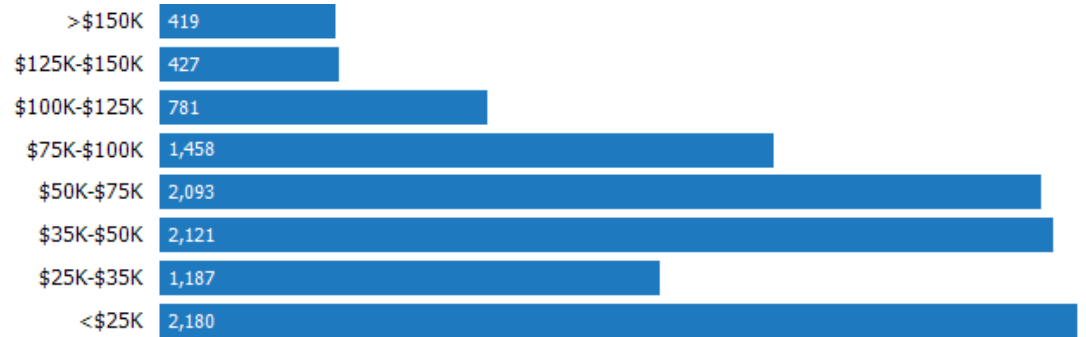|	Riverside
Married with Children	1,747
Married without Children	2,755
Single with Children	1,217

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Riverside

Income	Riverside
>$150K	419
$125K-$150K	427
$100K-$125K	781
$75K-$100K	1,458
$50K-$75K	2,093
$35K-$50K	2,121
$25K-$35K	1,187
<$25K	2,180

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Votes Democrat	51.4%
Votes Republican	46.8%

Neighborhood: Economic Stats and Charts

	Riverside	Montgomery County	Ohio	USA
Income Per Capita	$25,764	$30,034	$31,552	$34,103
Median Household Income	$48,626	$51,542	$56,602	$62,843
Unemployment Rate	4%	3.5%	4.8%	3.8%
Unemployment Number	429	8.59K	274K	–
Employment Number	–	–	5.48M	–
Labor Force Number	–	–	5.76M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

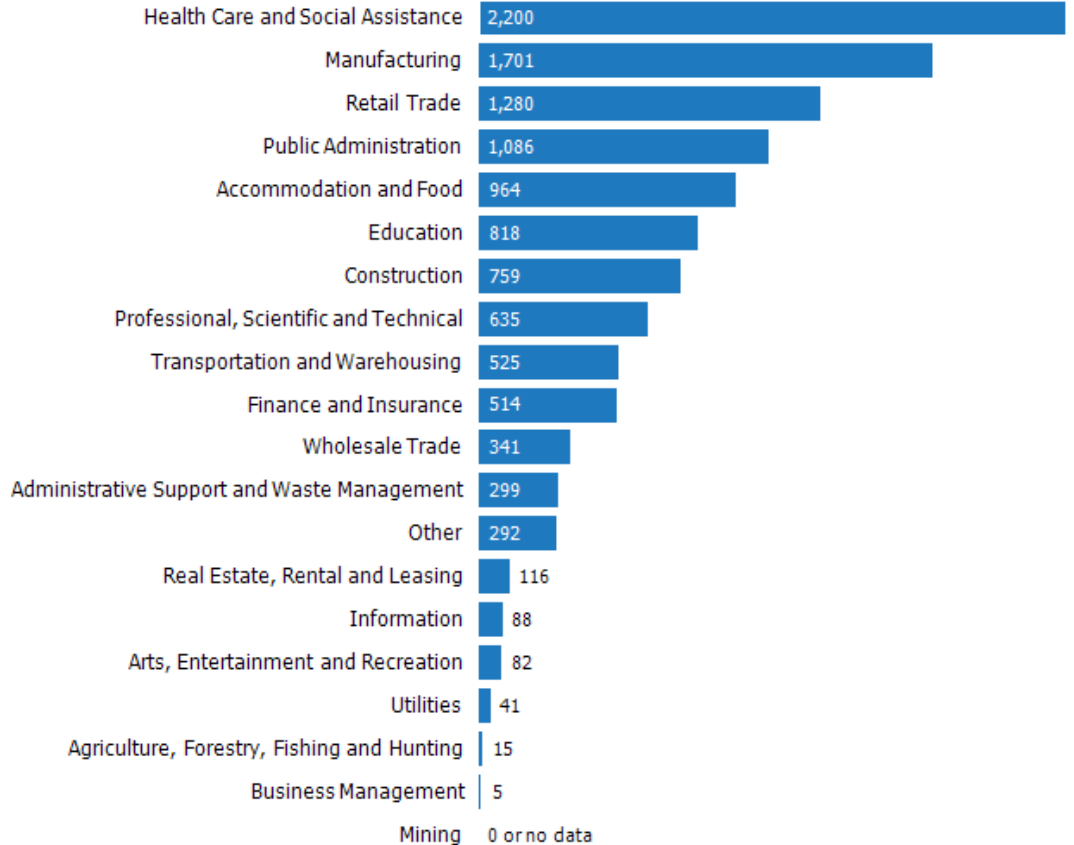Data Source: Bureau of Labor Statistics
Update Frequency: Monthly

- Riverside
- Montgomery County
- Ohio
- USA
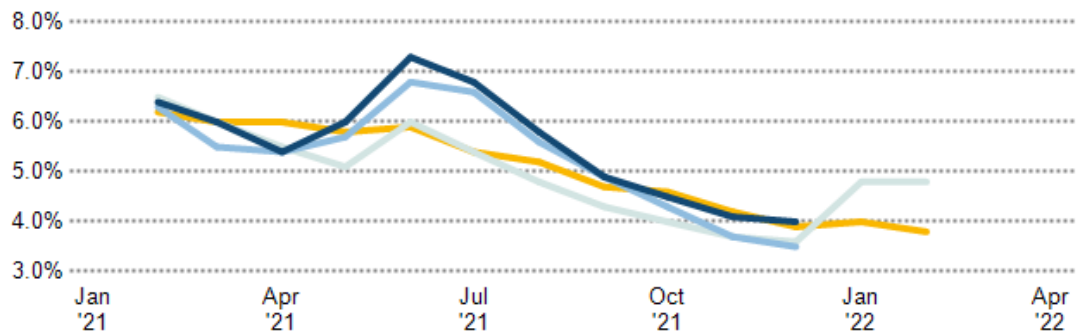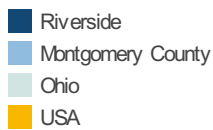
Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

- Riverside

Category	Value
Health Care and Social Assistance	2,200
Manufacturing	1,701
Retail Trade	1,280
Public Administration	1,086
Accommodation and Food	964
Education	818
Construction	759
Professional, Scientific and Technical	635
Transportation and Warehousing	525
Finance and Insurance	514
Wholesale Trade	341
Administrative Support and Waste Management	299
Other	292
Real Estate, Rental and Leasing	116
Information	88
Arts, Entertainment and Recreation	82
Utilities	41
Agriculture, Forestry, Fishing and Hunting	15
Business Management	5
Mining	0 or no data

Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Riverside	Montgomery County	Ohio	USA
Elevation (in feet)	–	466	–	–
Annual Rainfall (in inches)	35.01	35.01	37.37	–
Annual Snowfall (in inches)	24.82	22.45	29	–
Days of Full Sun (per year)	67	67	68	–
Travel Time to Work (in minutes)	19	22	24	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	1.89	–	–
Superfund Sites	1	7	54	2,417
Brownfield Sites	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ Riverside

<15 Minutes	35.5%
15-30 Minutes	47.1%
30-45 Minutes	10.6%
45-60 Minutes	3.7%
>1 Hour	3.1%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Drive/Carpool/Motorcycle	11,209
Work at Home	262
Walk	133
Public Transit	131
Bicycle	22

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

|	
Avg. January Min. Temp	20
Avg. January Max. Temp	36
Avg. July Min. Temp	65
Avg. July Max. Temp	85

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AARP Livability™ Index for 45424

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

● 0-19 ● 20-39 ● 40-59 ● 60-79 ● 80-100

Total Score

55 / 100

A score over 50 is above average
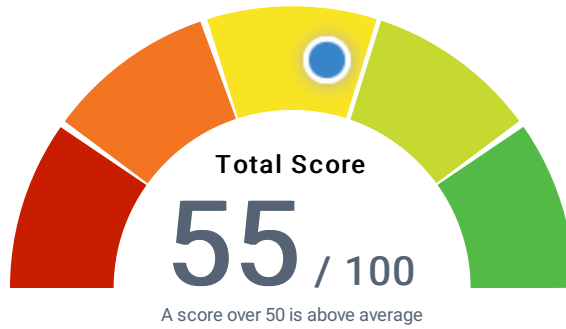
Housing Affordability & Access	**50**
Neighborhood Access to Life, Work & Play	**50**
Transportation Safe & Convenient Options	**54**
Environment Clean Air & Water	**66**
Health Prevention, Access & Quality	**51**
Engagement Civic & Social Involvement	**63**
Opportunity Inclusion & Possibilities	**52**

12/6/2022

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com