

Adams County, ND

County · ND · North Dakota

BALANCED MARKET

\$114K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



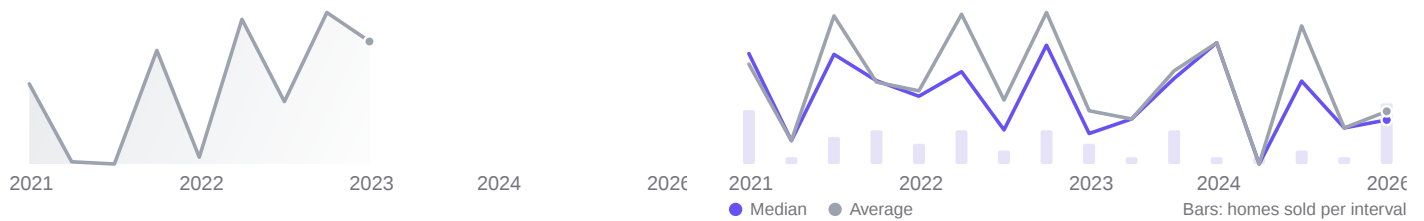
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$99K · Average \$110K



Growth (year over year)

Price +89.5% · Sales -62.5%

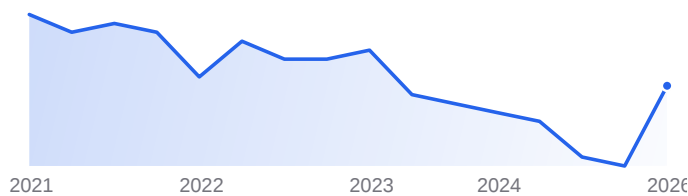
Sale premium vs estimated value

+0.9%



Annual turnover (share of homes sold)

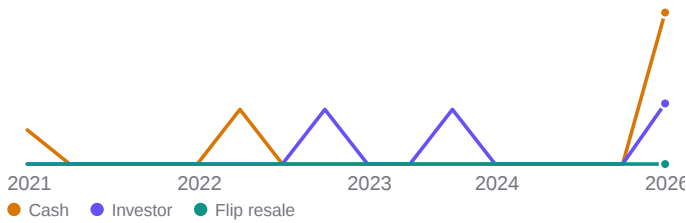
1.3%



BUYERS & OUTCOMES

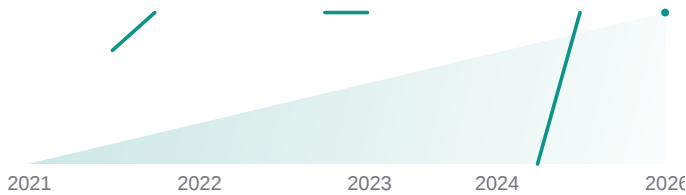
Buyer mix

Cash 56% · Investor 22% · Flip resale 0%



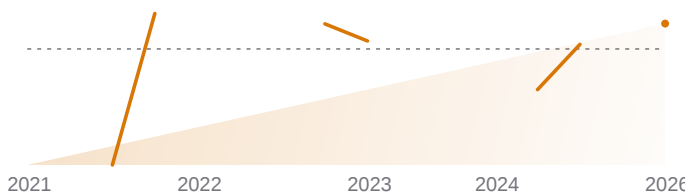
Sellers who sold at a gain

100%

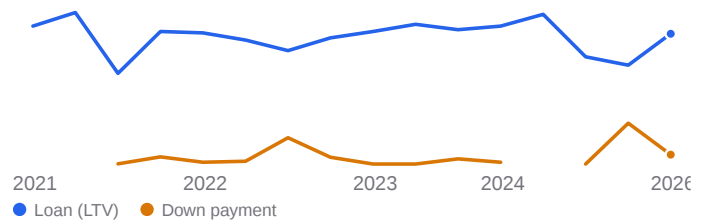


Median annualized return at resale

+4.2%



Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.3%



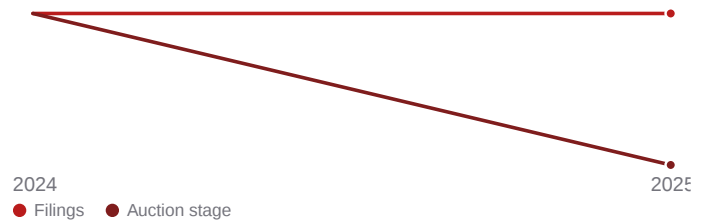
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	907
Median value (AVM)	\$132K
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	8.8%
Owner occupied	62%
Company owned	13%
Median loan-to-value	63%
Typical ownership tenure	6.6 yrs

COMMUNITY

Population	2,156
Density	2 / mi²
Median household income	\$60K
Average household income	\$78K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	10
Homes occupied	77%
Bachelor's or higher	15%
Poverty rate	12.5%
Unemployment	0.7%
Average temp	43°F
Annual precip	16 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.