

Benson County, ND

County · ND · North Dakota

SELLER'S MARKET

\$110K

MEDIAN SALE PRICE

+298.5%

1-YR CHANGE

17

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

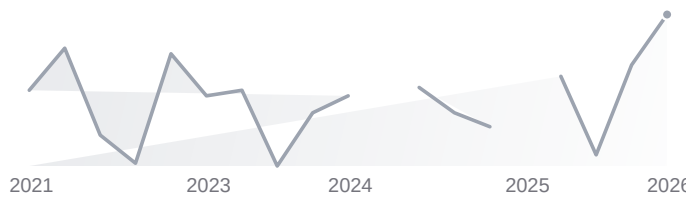
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

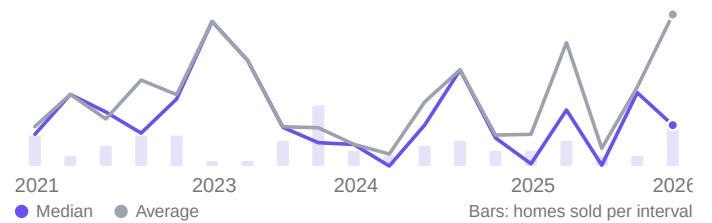
Market temperature (0-100)

74 / 100



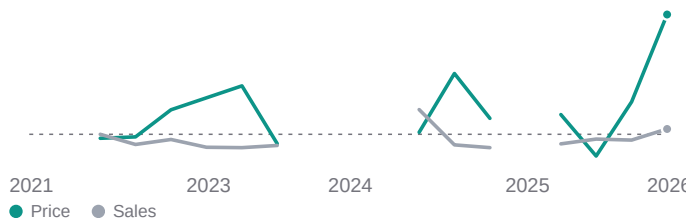
Sale prices

Median \$115K · Average \$371K



Growth (year over year)

Price +298.5% · Sales +13.3%



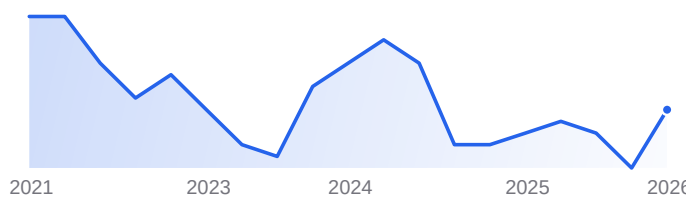
Sale premium vs estimated value

-8.6%



Annual turnover (share of homes sold)

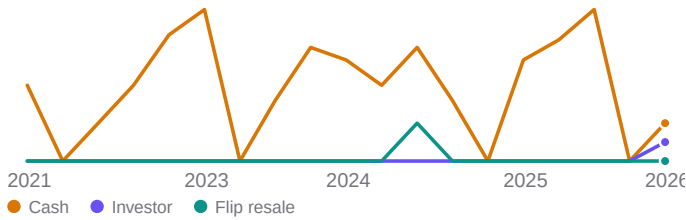
1.1%



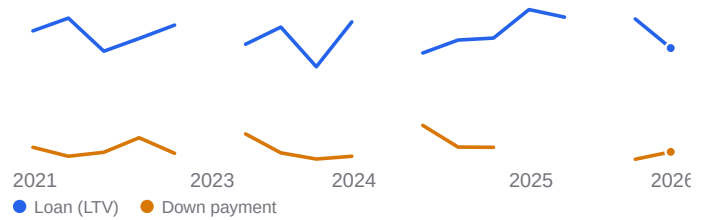
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 13% · Flip resale 0%

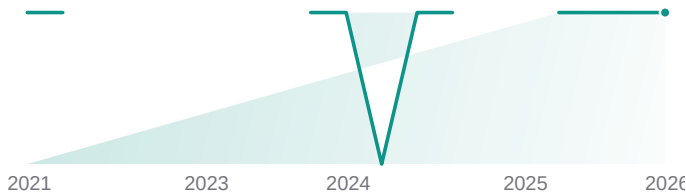


Financing (share of purchase price) Loan (LTV) 77% · Down payment 8.0%



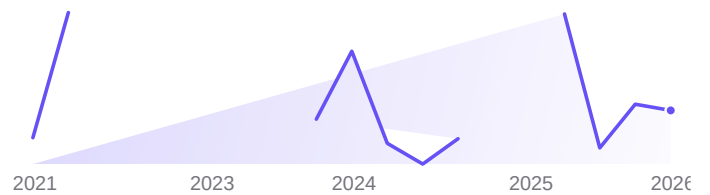
Sellers who sold at a gain

100%



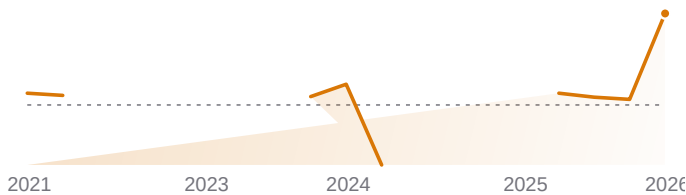
Typical hold before selling

5.0 yrs



Median annualized return at resale

+61.0%



HOUSING STOCK

Homes	1,490
Median value (AVM)	\$124K
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.7%
Owner occupied	25%
Company owned	7.5%
Median loan-to-value	0%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	5,792
Density	4 / mi²
Median household income	\$56K
Average household income	\$77K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	11
Homes occupied	80%
Bachelor's or higher	16%
Poverty rate	22.8%
Unemployment	1.0%
Average temp	39°F
Annual precip	18 in
Sunshine	59%

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.