

Cass County, ND

County · ND · North Dakota

BALANCED MARKET

\$311K

MEDIAN SALE PRICE

+1.4%

1-YR CHANGE

2,152

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



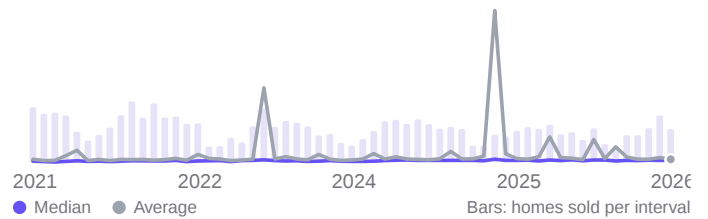
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

59 / 100

Sale prices

Median \$309K · Average \$352K

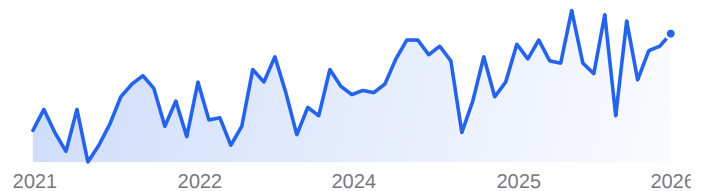
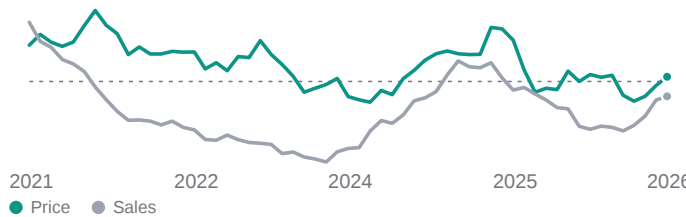


Growth (year over year)

Price +1.4% · Sales -4.6%

Price per square foot

\$243/ft²

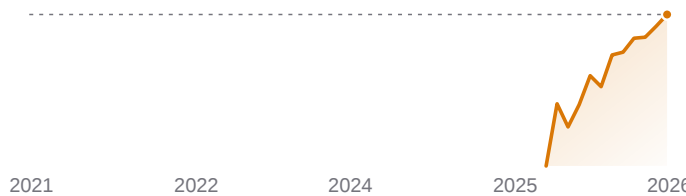


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

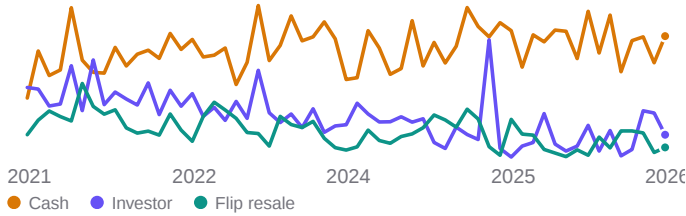
5.0%



BUYERS & OUTCOMES

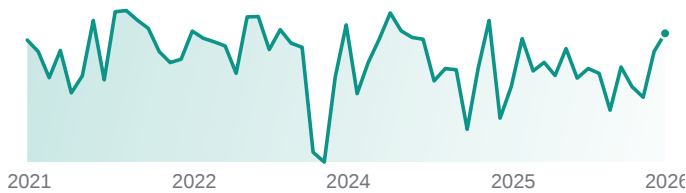
Buyer mix

Cash 25% · Investor 5.9% · Flip resale 3.4%



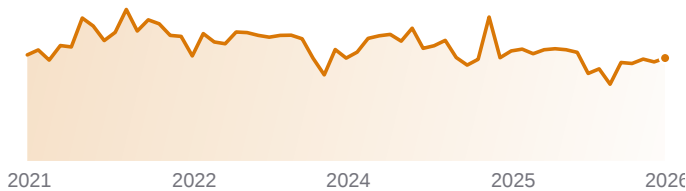
Sellers who sold at a gain

95%

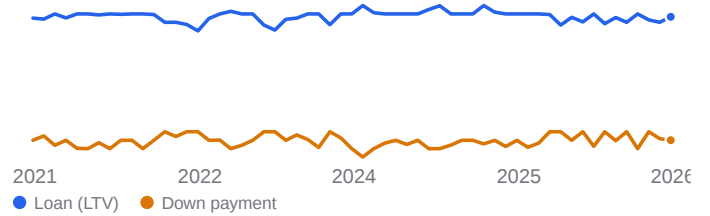


Median annualized return at resale

+4.7%

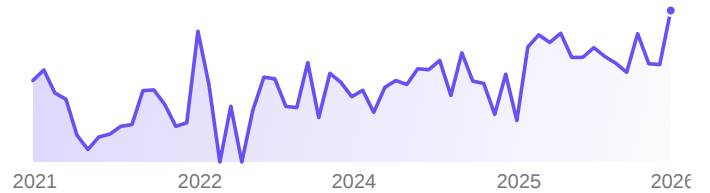


Financing (share of purchase price) Loan (LTV) 88% · Down payment 15%



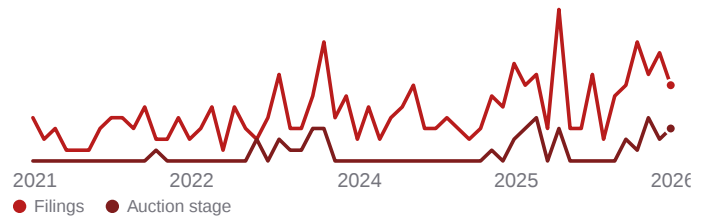
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	43,081
Median value (AVM)	\$325K
Median size	1,352 ft²
Median bedrooms	4
Median year built	1983
Single family	80%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.8%
Owner occupied	85%
Company owned	13%
Median loan-to-value	56%

Typical ownership tenure

6.8 yrs

COMMUNITY

Population	201,540
Density	114 / mi²
Median household income	\$76K
Average household income	\$102K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	13
Homes occupied	93%
Bachelor's or higher	31%
Poverty rate	10.3%
Unemployment	0.8%
Average temp	41°F
Annual precip	23 in
Sunshine	57%

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