

Grand Forks County, ND

County · ND · North Dakota

SELLER'S MARKET

\$289K

MEDIAN SALE PRICE

+57.1%

1-YR CHANGE

256

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

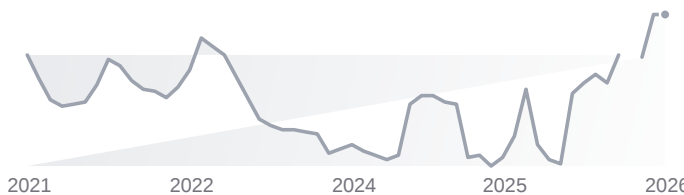
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

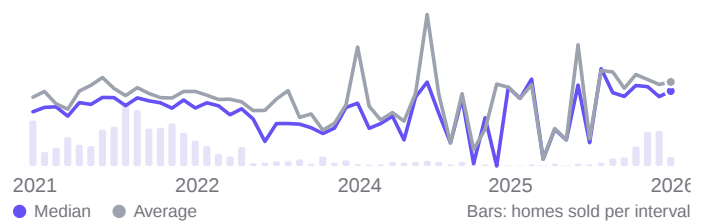
Market temperature (0–100)

73 / 100



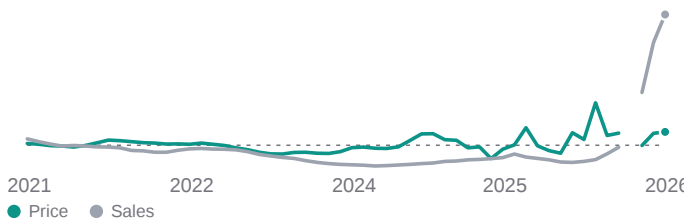
Sale prices

Median \$290K · Average \$321K



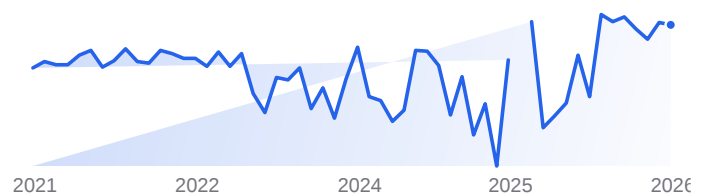
Growth (year over year)

Price +57.1% · Sales +556.4%



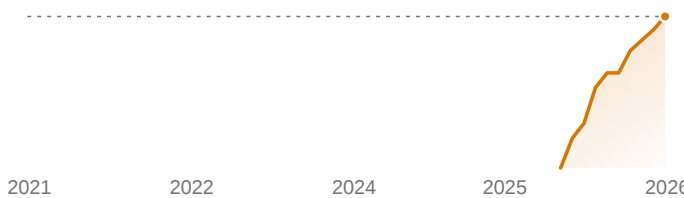
Price per square foot

\$200/ft²



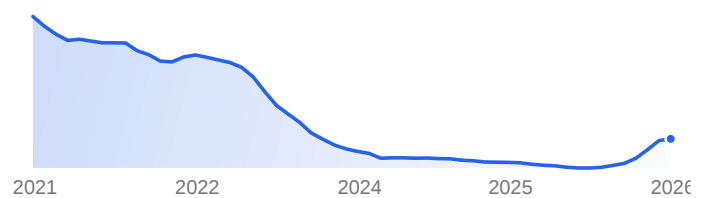
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

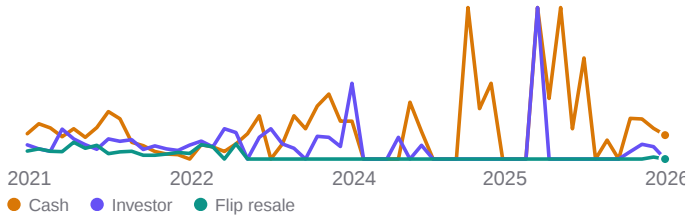
1.4%



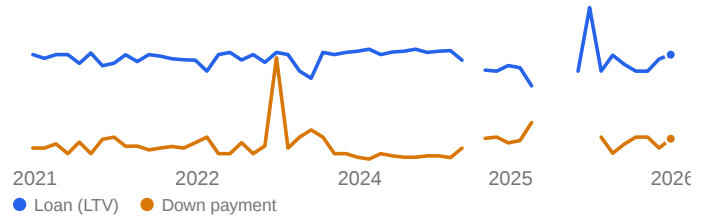
BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 0% · Flip resale 0%

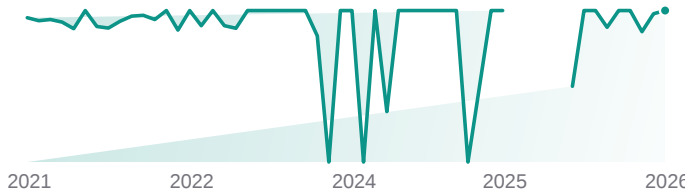


Financing (share of purchase price) Loan (LTV) 95% · Down payment 19%



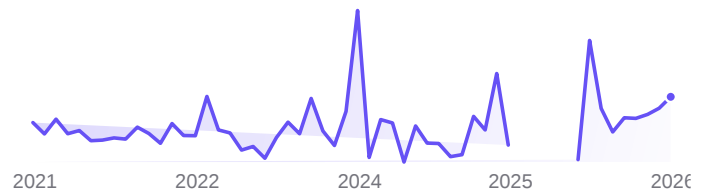
Sellers who sold at a gain

100%



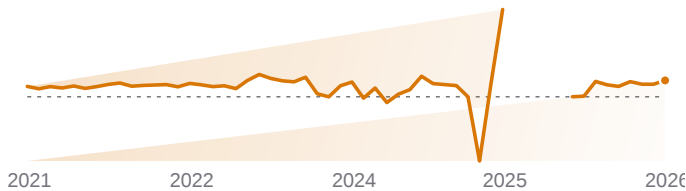
Typical hold before selling

7.4 yrs



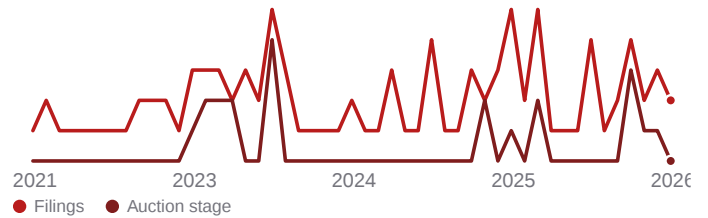
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	17,991
Median value (AVM)	\$290K
Median size	1,461 ft²
Median bedrooms	3
Median year built	1972
Single family	99%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.6%
Owner occupied	77%
Company owned	11%
Median loan-to-value	54%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	73,969
Density	52 / mi²
Median household income	\$68K
Average household income	\$88K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	10
Homes occupied	91%
Bachelor's or higher	25%
Poverty rate	11.1%
Unemployment	0.8%
Average temp	40°F
Annual precip	20 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.