

McHenry County, ND

County · ND · North Dakota

SELLER'S MARKET

\$178K

MEDIAN SALE PRICE

+157.2%

1-YR CHANGE

49

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

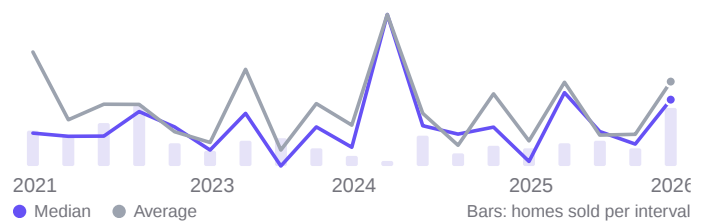
Market temperature (0-100)

76 / 100



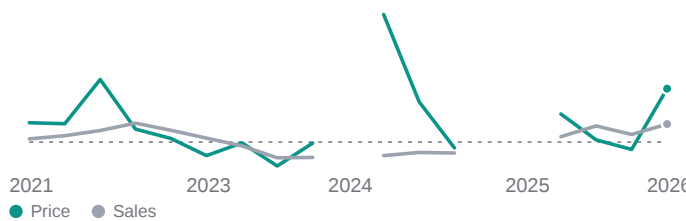
Sale prices

Median \$176K · Average \$206K



Growth (year over year)

Price +157.2% · Sales +53.1%



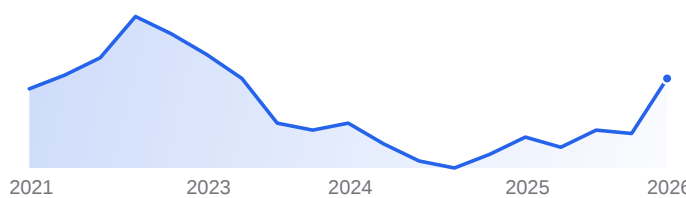
Sale premium vs estimated value

-3.9%



Annual turnover (share of homes sold)

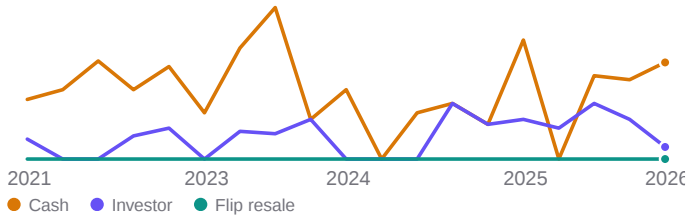
1.8%



BUYERS & OUTCOMES

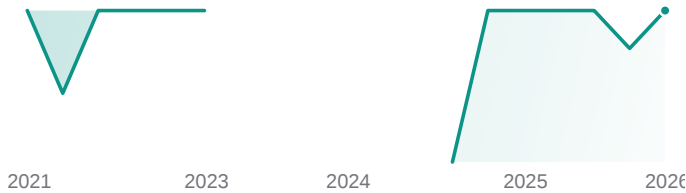
Buyer mix

Cash 35% · Investor 4.3% · Flip resale 0%



Sellers who sold at a gain

100%

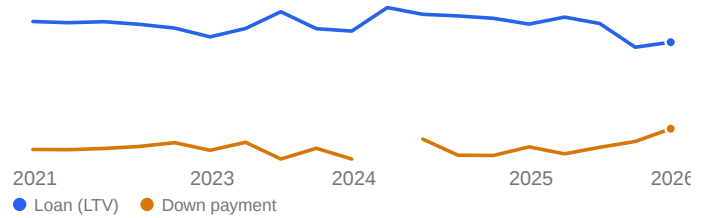


Median annualized return at resale

+6.7%

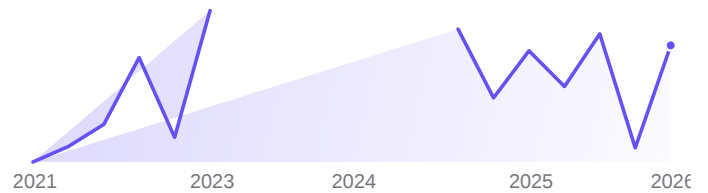


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



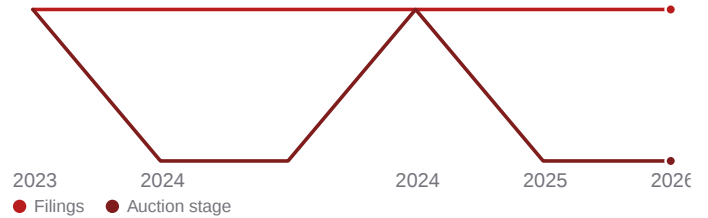
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,739
Median value (AVM)	\$140K
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	5.9%
Owner occupied	23%
Company owned	11%
Median loan-to-value	34%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	5,148
Density	3 / mi²
Median household income	\$81K
Average household income	\$95K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	10
Homes occupied	82%
Bachelor's or higher	15%
Poverty rate	11.8%
Unemployment	1.1%
Average temp	40°F
Annual precip	17 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.