

Morton County, ND

County · ND · North Dakota

BALANCED MARKET

\$285K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

429

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



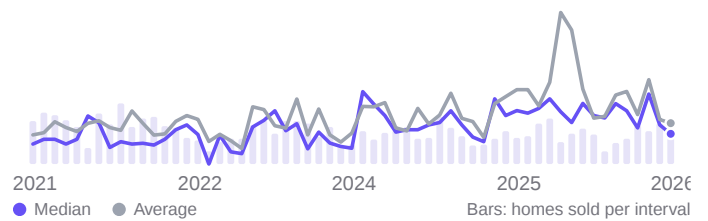
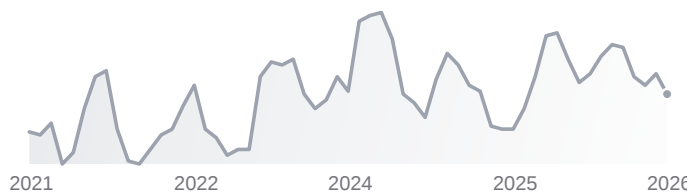
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$251K · Average \$274K

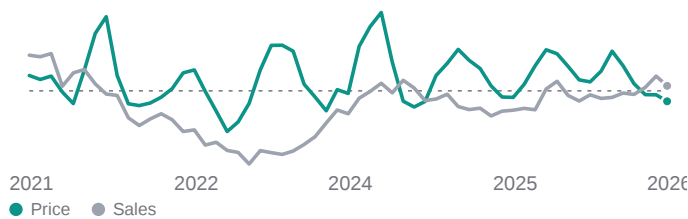


Growth (year over year)

Price -4.9% · Sales +2.4%

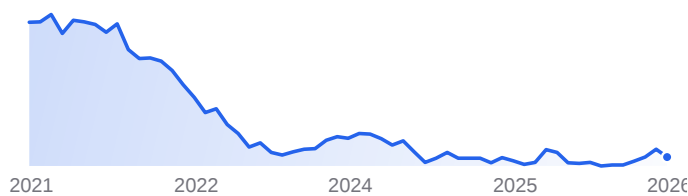
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

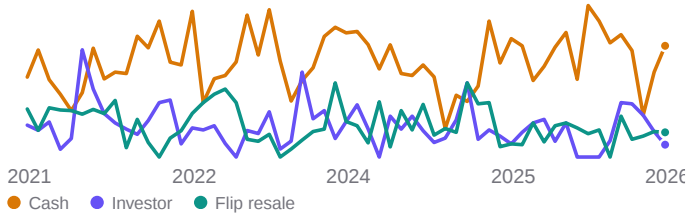
4.1%



BUYERS & OUTCOMES

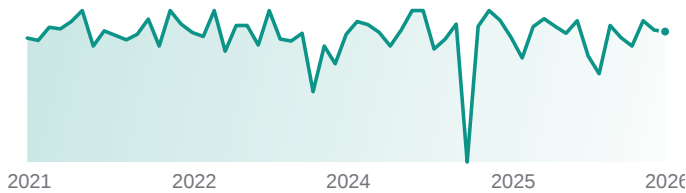
Buyer mix

Cash 27% · Investor 3.0% · Flip resale 6.1%



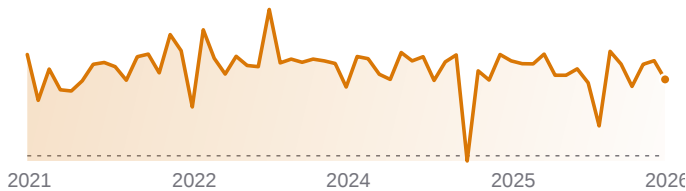
Sellers who sold at a gain

93%

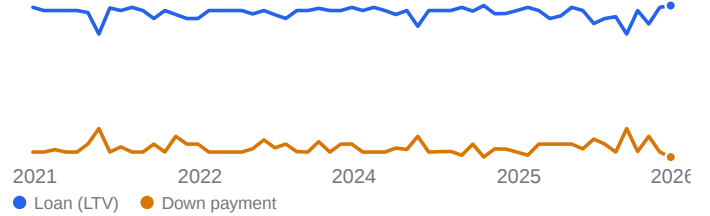


Median annualized return at resale

+4.3%

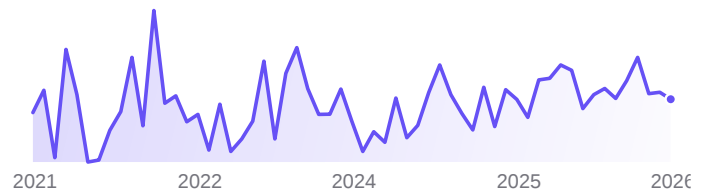


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



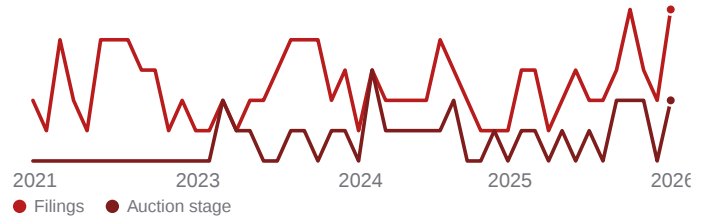
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	10,485
Median value (AVM)	\$319K
Median year built	1978
Single family	83%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.1%
Owner occupied	88%
Company owned	6.9%
Median loan-to-value	52%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	34,303
Density	18 / mi²
Median household income	\$82K
Average household income	\$103K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	16
Homes occupied	90%
Bachelor's or higher	20%
Poverty rate	7.2%
Unemployment	1.0%
Average temp	42°F
Annual precip	17 in
Sunshine	60%

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.