

# Richland County, ND

County · ND · North Dakota

**SELLER'S MARKET**

**\$271K**

MEDIAN SALE PRICE

**+17.5%**

1-YR CHANGE

**131**

SALES (12 MO)

**\$205K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 60 / 100**



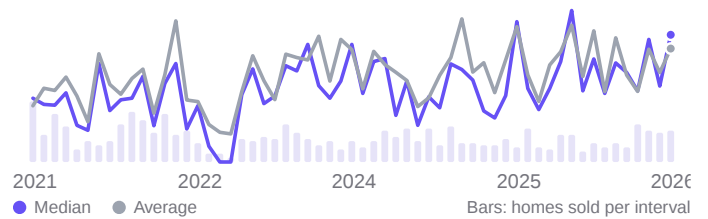
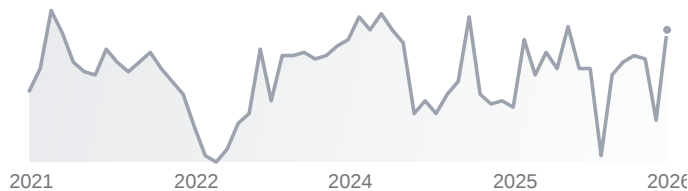
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**60 / 100**

Sale prices

**Median \$310K · Average \$281K**

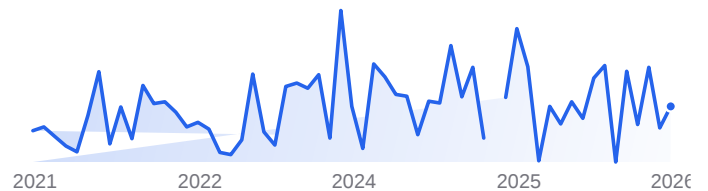
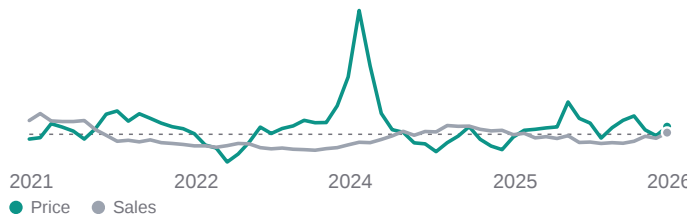


Growth (year over year)

**Price +17.5% · Sales +4.0%**

Price per square foot

**\$119/ft²**



Sale premium vs estimated value

**-0.7%**

Annual turnover (share of homes sold)

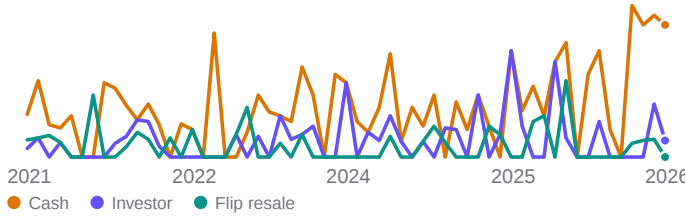
**2.5%**



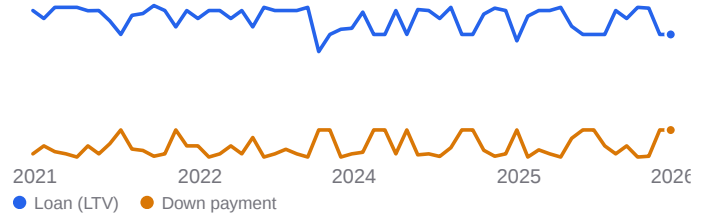
## BUYERS & OUTCOMES

### Buyer mix

Cash 53% · Investor 6.7% · Flip resale 0%

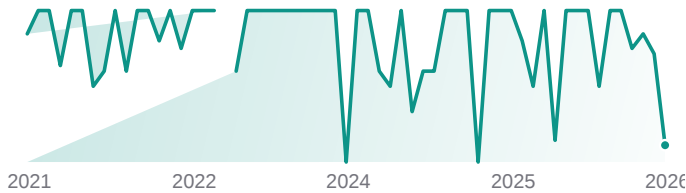


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



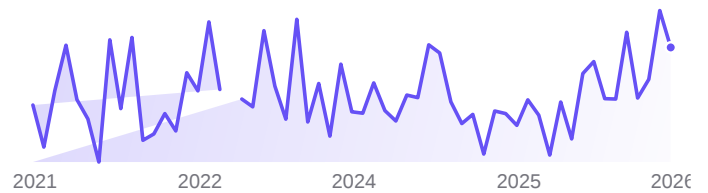
### Sellers who sold at a gain

56%



### Typical hold before selling

7.9 yrs



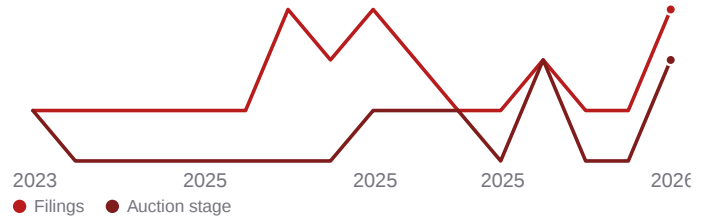
### Median annualized return at resale

+3.1%



### Preforeclosure filings

Filings 3 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,271     |
| Median value (AVM) | \$205K    |
| Median size        | 1,505 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1962      |
| Single family      | 99%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 52%       |
| Underwater (LTV 125% or more) | 3.8%      |
| Owner occupied                | 75%       |
| Company owned                 | 5.0%      |
| Median loan-to-value          | 48%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 16,774   |
| Density                          | 12 / mi² |
| Median household income          | \$71K    |
| Average household income         | \$93K    |
| Crime index (US avg 100)         | 108      |
| Air pollution index (US avg 100) | 87       |
| Earthquake index (US avg 100)    | 18       |
| Homes occupied                   | 90%      |
| Bachelor's or higher             | 20%      |
| Poverty rate                     | 10.8%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 42°F     |
| Annual precip                    | 22 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.