

Ward County, ND

County · ND · North Dakota

BALANCED MARKET

\$274K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

902

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



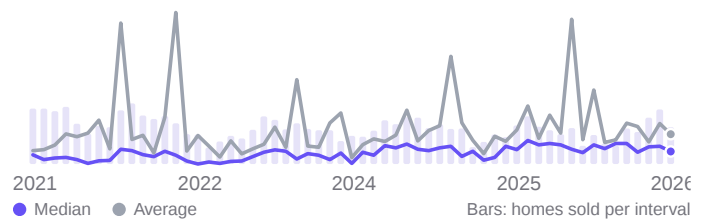
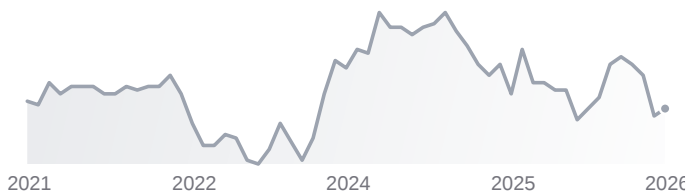
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$263K · Average \$321K

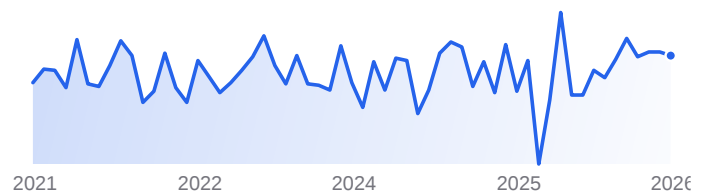
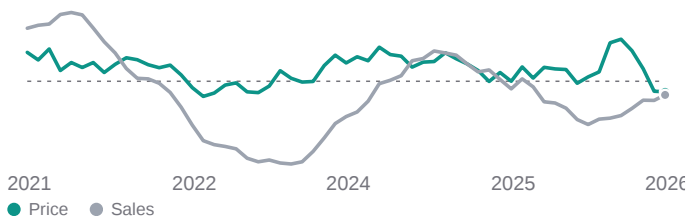


Growth (year over year)

Price -3.9% · Sales -5.1%

Price per square foot

\$147/ft²

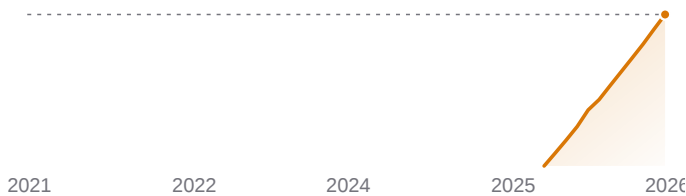


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

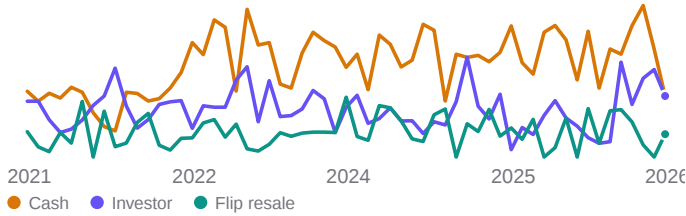
3.7%



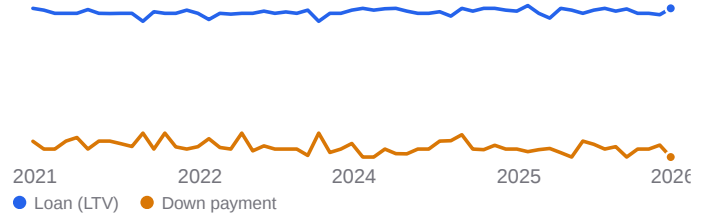
BUYERS & OUTCOMES

Buyer mix

Cash 9.4% · Investor 9.4% · Flip resale 3.5%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



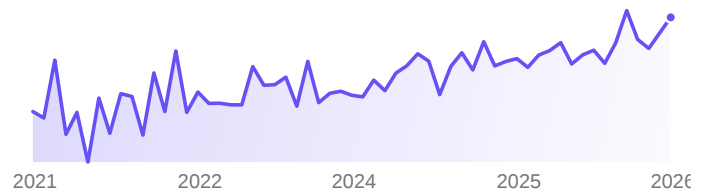
Sellers who sold at a gain

96%



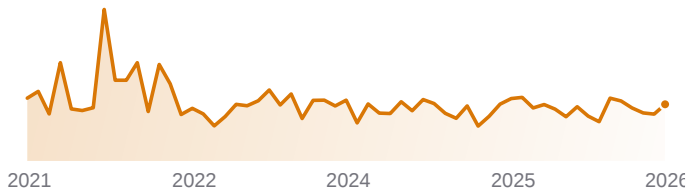
Typical hold before selling

4.2 yrs



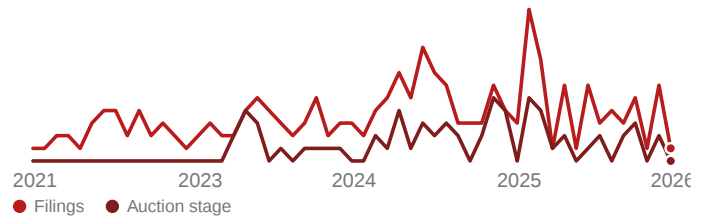
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	24,573
Median value (AVM)	\$284K
Median size	2,035 ft²
Median bedrooms	3
Median year built	1980
Single family	89%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	2.8%
Owner occupied	71%
Company owned	19%
Median loan-to-value	60%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	68,412
Density	34 / mi²
Median household income	\$81K
Average household income	\$99K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	13
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	7.1%
Unemployment	0.7%
Average temp	40°F
Annual precip	18 in
Sunshine	59%

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.