

Montrose

City · SD · South Dakota › McCook County

\$860K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

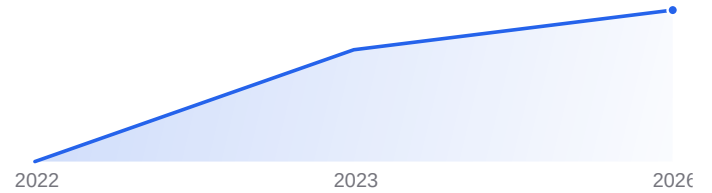
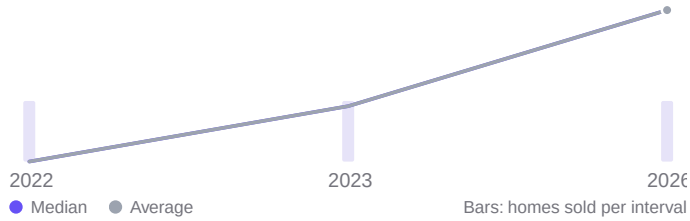
MARKET TRENDS (5 YEARS)

Sale prices

Median \$860K · Average \$860K

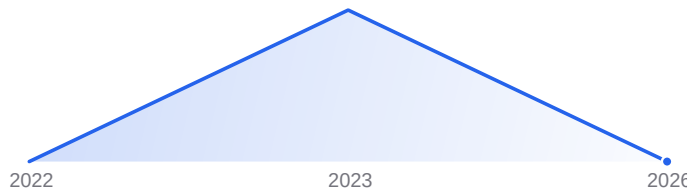
Price per square foot

\$538/ft²



Annual turnover (share of homes sold)

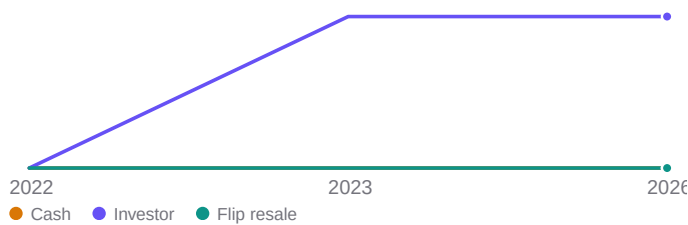
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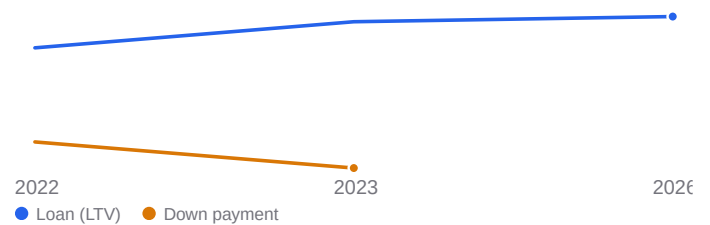
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 100% · Down payment 3.3%



HOUSING STOCK

Homes	476
Median value (AVM)	\$305K
Median size	1,671 ft²
Median bedrooms	3
Median year built	1977
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.8%
Owner occupied	77%
Company owned	13%
Median loan-to-value	28%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	464
Density	1,101 / mi²
Median household income	\$83K
Average household income	\$116K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	28
Homes occupied	91%
Bachelor's or higher	25%

Poverty rate	10.6%
Unemployment	0.6%
Average temp	46°F
Annual precip	25 in
Sunshine	63%

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.