

Casselton 58012

ZIP code · ND · North Dakota > Cass County > Casselton

STRONG SELLER'S MARKET

\$232K

MEDIAN SALE PRICE

+41.5%

1-YR CHANGE

44

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 88 / 100

Buyer's market

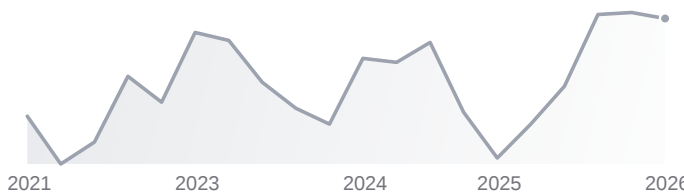
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

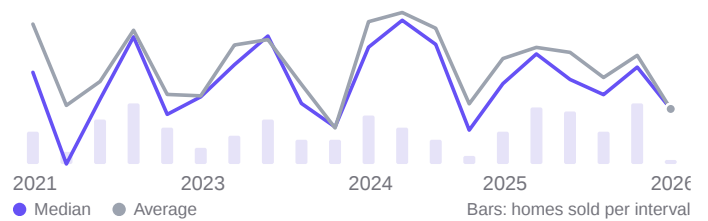
Market temperature (0–100)

88 / 100



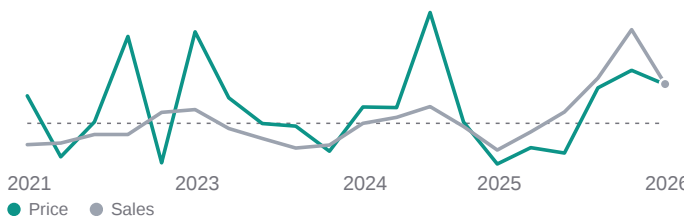
Sale prices

Median \$190K · Average \$190K



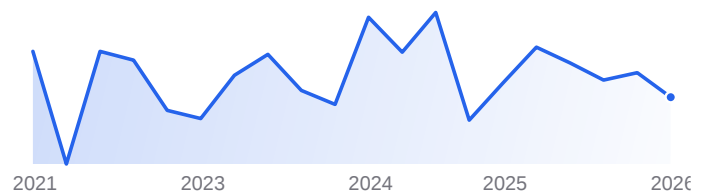
Growth (year over year)

Price +41.5% · Sales +41.9%



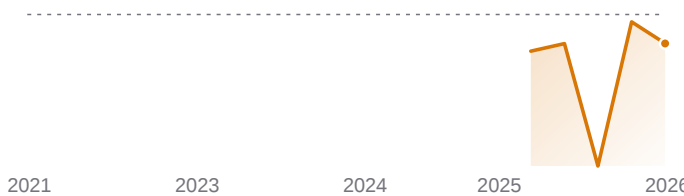
Price per square foot

\$148/ft²



Sale premium vs estimated value

-2.6%



Annual turnover (share of homes sold)

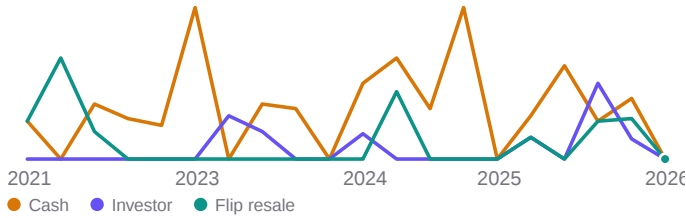
5.2%



BUYERS & OUTCOMES

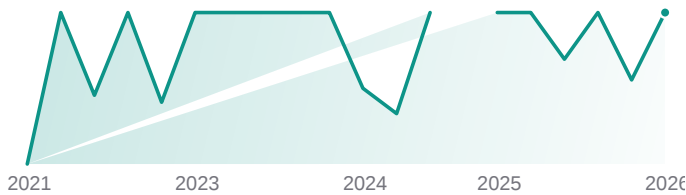
Buyer mix

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



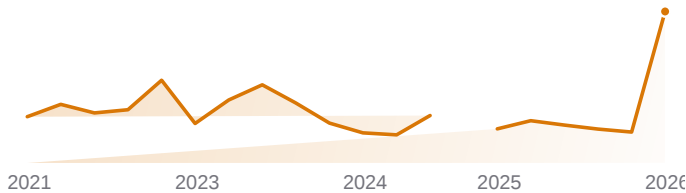
Sellers who sold at a gain

100%

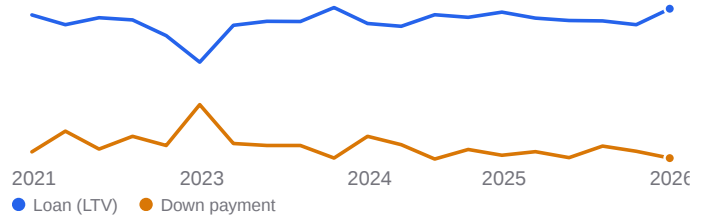


Median annualized return at resale

+16.7%

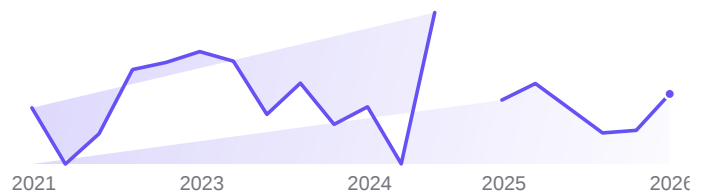


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



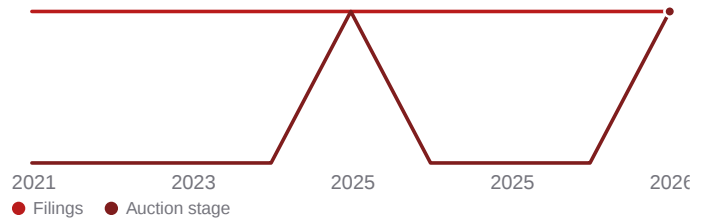
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	850
Median value (AVM)	\$318K
Median size	1,506 ft²
Median bedrooms	4
Median year built	1977
Single family	84%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.5%
Owner occupied	88%
Company owned	7.2%
Median loan-to-value	53%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	2,502
Density	38 / mi²
Median household income	\$74K
Average household income	\$121K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	11
Homes occupied	94%
Bachelor's or higher	27%
Poverty rate	4.0%
Unemployment	1.0%
Average temp	41°F
Annual precip	22 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.