

Hillsboro 58045

ZIP code · ND · North Dakota > Traill County > Hillsboro

STRONG BUYER'S MARKET

\$146K

MEDIAN SALE PRICE

-17.7%

1-YR CHANGE

21

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



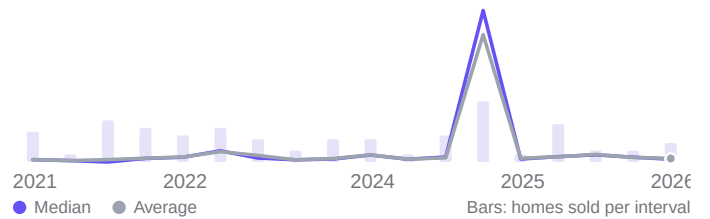
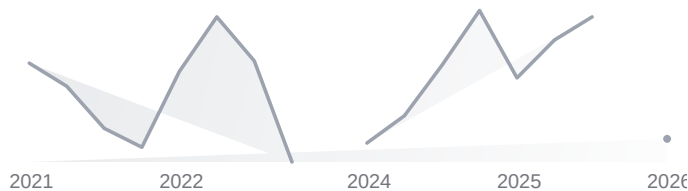
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$167K · Average \$193K

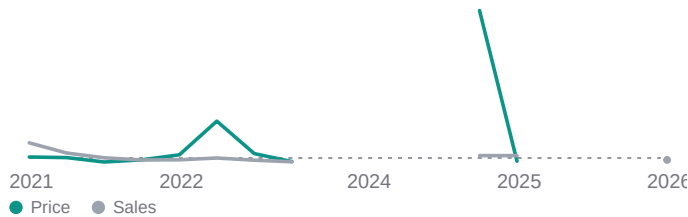


Growth (year over year)

Price -17.7% · Sales -22.2%

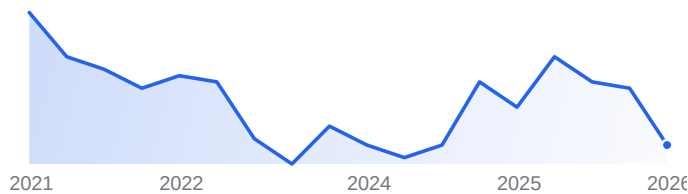
Sale premium vs estimated value

+7.4%



Annual turnover (share of homes sold)

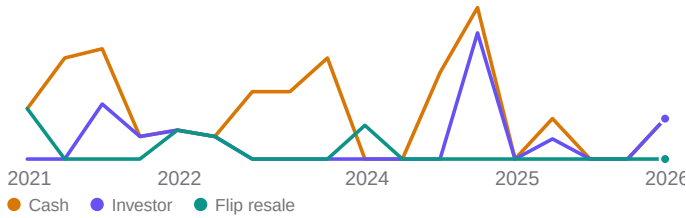
2.7%



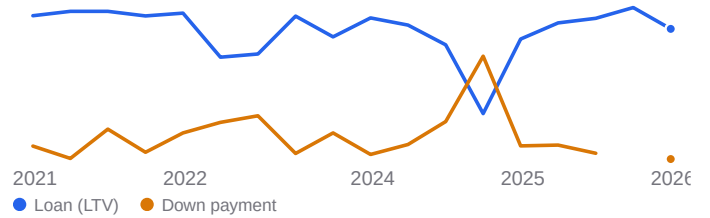
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 20% · Flip resale 0%

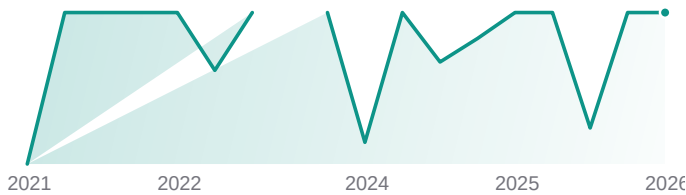


Financing (share of purchase price) Loan (LTV) 87% · Down payment 1.4%



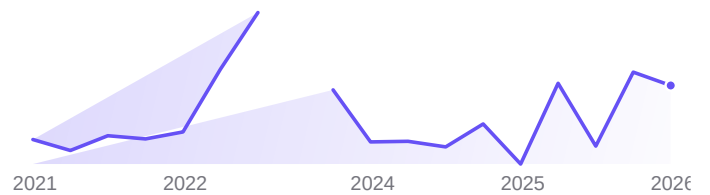
Sellers who sold at a gain

100%



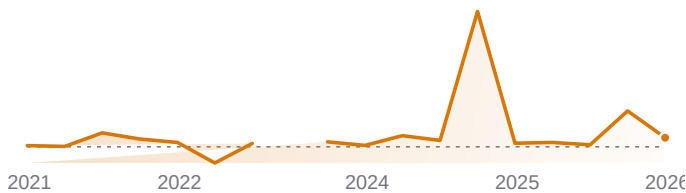
Typical hold before selling

6.9 yrs



Median annualized return at resale

+11.7%



HOUSING STOCK

Homes	771
Median value (AVM)	\$222K
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	4.4%
Owner occupied	67%
Company owned	8.6%
Median loan-to-value	50%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	2,405
Density	9 / mi²
Median household income	\$88K
Average household income	\$108K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	11
Homes occupied	90%
Bachelor's or higher	27%
Poverty rate	5.1%
Unemployment	0.8%
Average temp	41°F
Annual precip	21 in
Sunshine	57%

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.