

Wahpeton 58075

ZIP code · ND · North Dakota > Richland County > Wahpeton

SELLER'S MARKET

\$246K

MEDIAN SALE PRICE

+26.1%

1-YR CHANGE

74

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

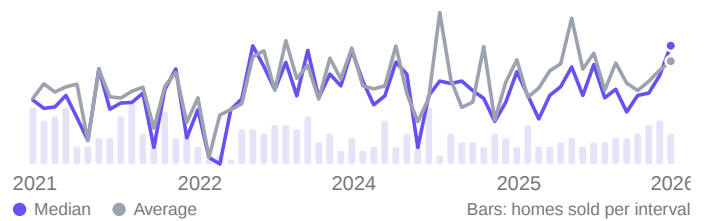
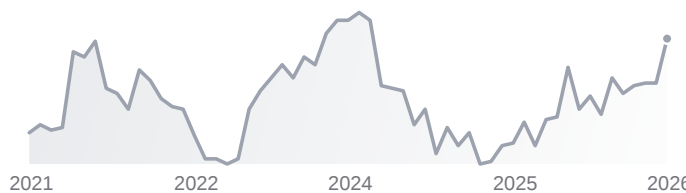
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$300K · Average \$267K

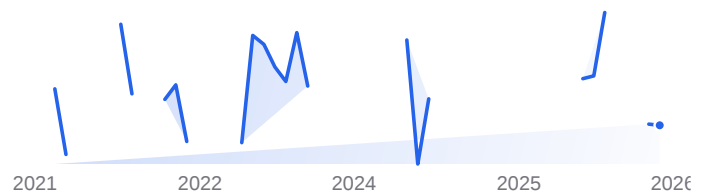
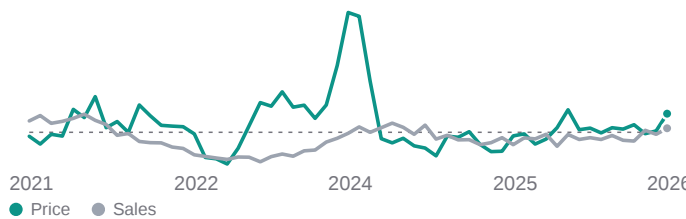


Growth (year over year)

Price +26.1% · Sales +5.7%

Price per square foot

\$81/ft²



Sale premium vs estimated value

+2.9%

Annual turnover (share of homes sold)

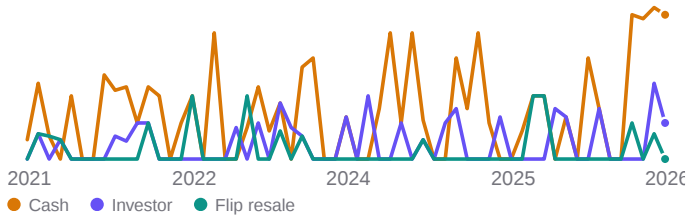
3.0%



BUYERS & OUTCOMES

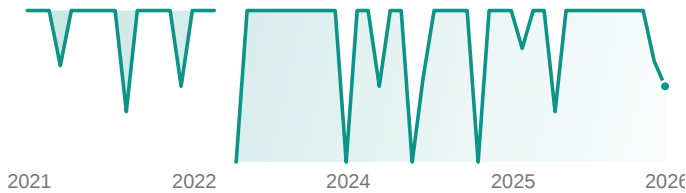
Buyer mix

Cash 57% · Investor 14% · Flip resale 0%



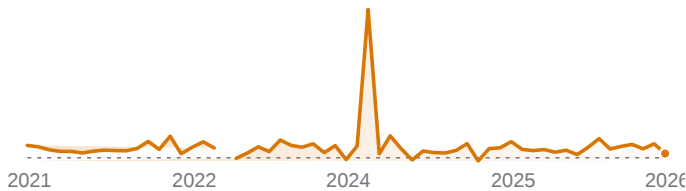
Sellers who sold at a gain

75%

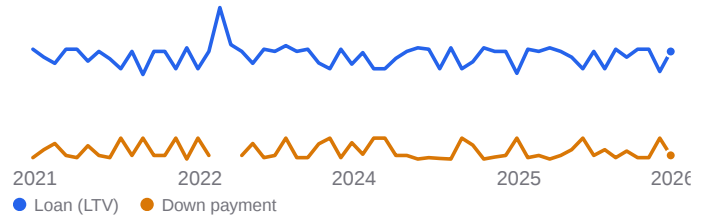


Median annualized return at resale

+3.1%

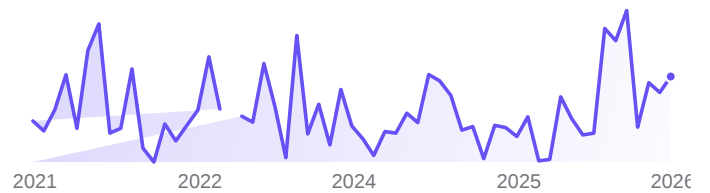


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



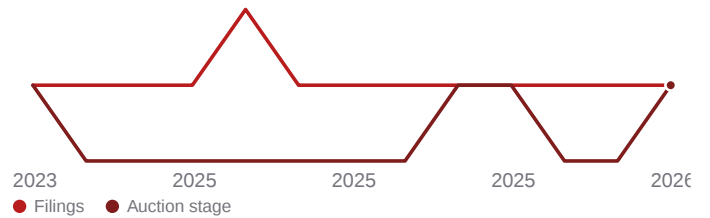
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,469
Median value (AVM)	\$208K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1969
Single family	99%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.9%
Owner occupied	84%
Company owned	5.5%
Median loan-to-value	53%

Typical ownership tenure

21.5 yrs

COMMUNITY

Population	9,616
Density	39 / mi²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	17
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	14.6%
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.