

Fargo 58102

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

SELLER'S MARKET

\$261K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

427

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

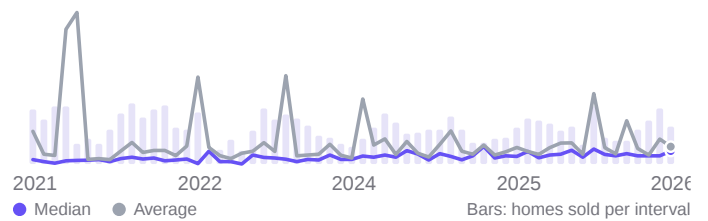
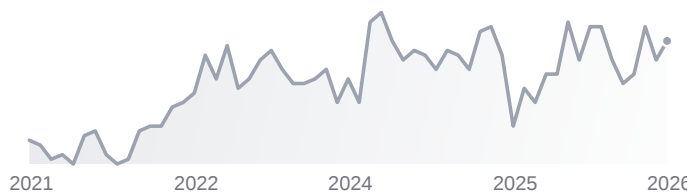
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$283K · Average \$314K

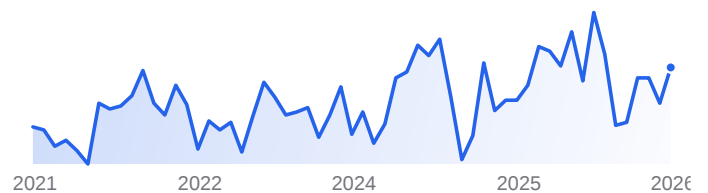
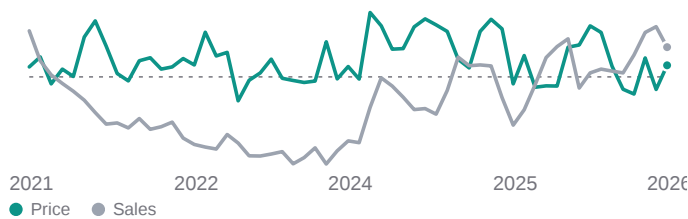


Growth (year over year)

Price +2.9% · Sales +7.6%

Price per square foot

\$211/ft²

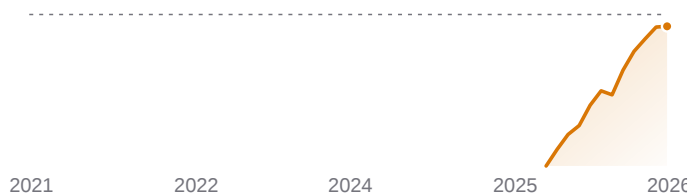


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

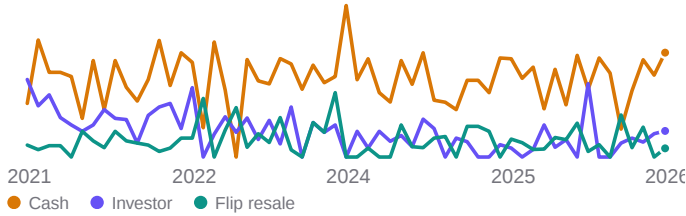
4.9%



BUYERS & OUTCOMES

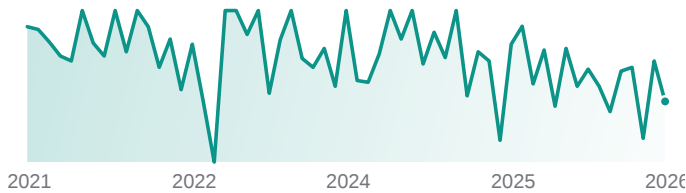
Buyer mix

Cash 32% · Investor 8.1% · Flip resale 2.7%



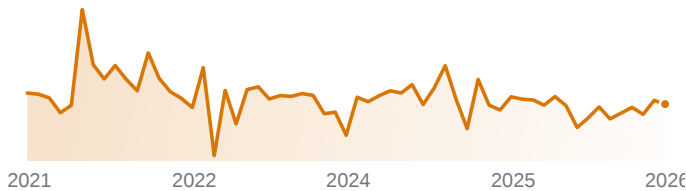
Sellers who sold at a gain

80%

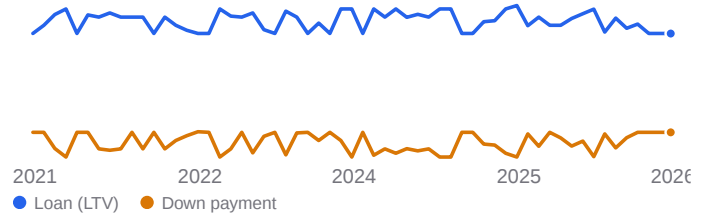


Median annualized return at resale

+4.3%

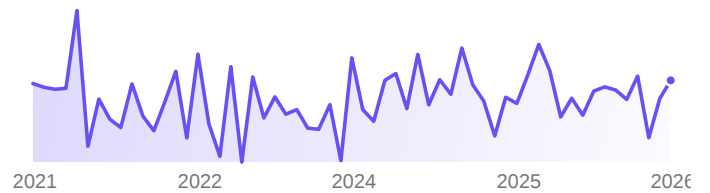


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



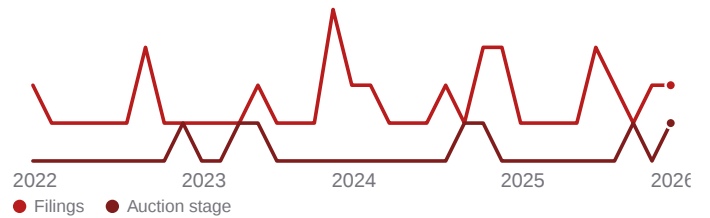
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,718
Median value (AVM)	\$270K
Median size	1,288 ft²
Median bedrooms	4
Median year built	1959
Single family	77%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	18%
Median loan-to-value	53%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	34,270
Density	1,126 / mi ²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	13
Homes occupied	90%
Bachelor's or higher	30%
Poverty rate	18.2%
Unemployment	0.8%
Average temp	41°F
Annual precip	23 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.