

Fargo 58103

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

SELLER'S MARKET

\$269K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

581

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

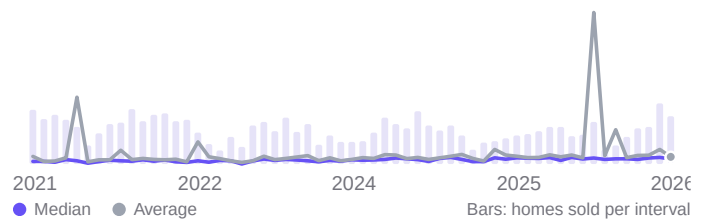
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$257K · Average \$288K

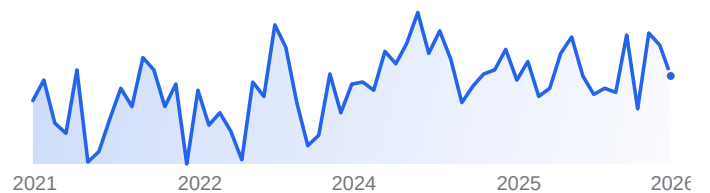
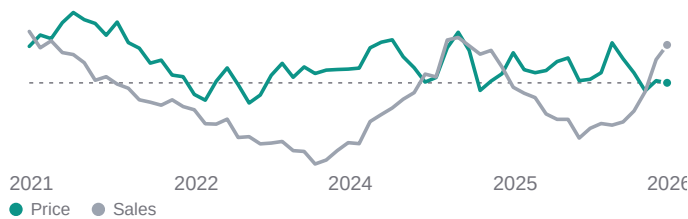


Growth (year over year)

Price +0.0% · Sales +12.8%

Price per square foot

\$201/ft²

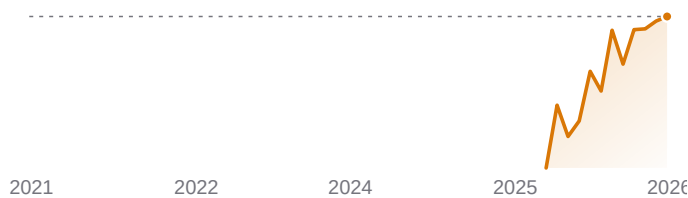


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

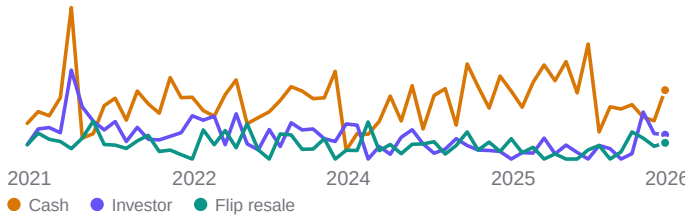
5.3%



BUYERS & OUTCOMES

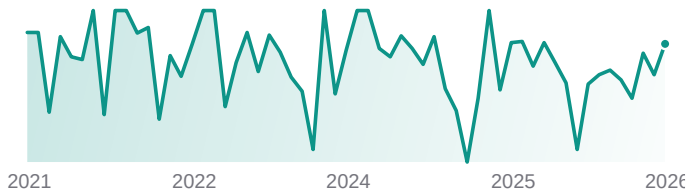
Buyer mix

Cash 25% · Investor 9.0% · Flip resale 6.0%



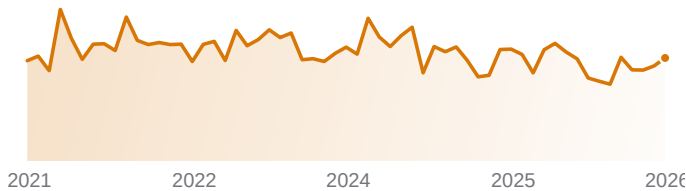
Sellers who sold at a gain

96%

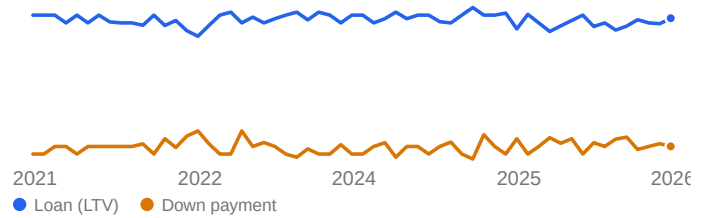


Median annualized return at resale

+4.6%

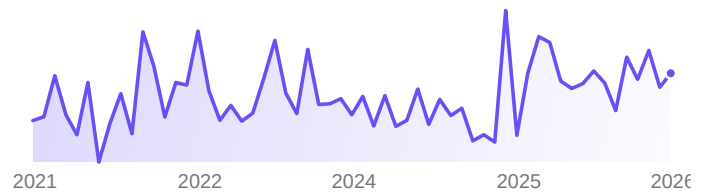


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



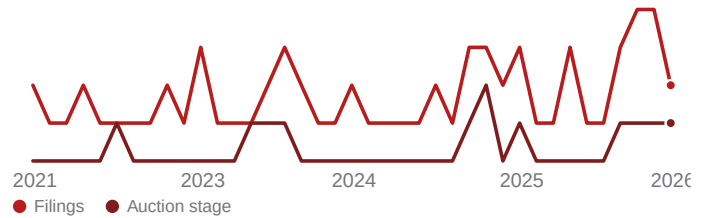
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,952
Median value (AVM)	\$258K
Median size	1,216 ft²
Median year built	1975
Single family	72%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.5%
Owner occupied	85%
Company owned	13%
Median loan-to-value	56%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	50,563
Density	4,412 / mi²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	17
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	13.3%
Unemployment	0.9%
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.