

Grand Forks 58201

ZIP code · ND · North Dakota > Grand Forks County > Grand Forks

SELLER'S MARKET

\$327K

MEDIAN SALE PRICE

+196.2%

1-YR CHANGE

163

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

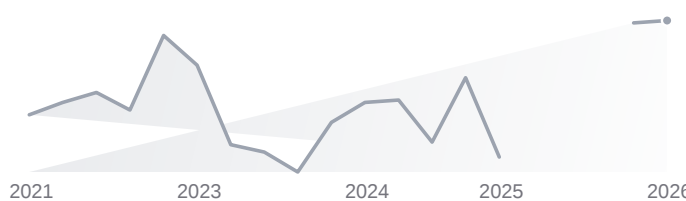
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

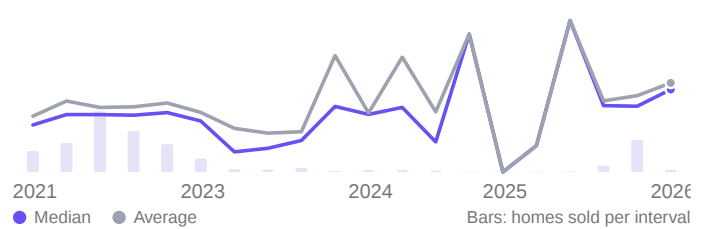
Market temperature (0–100)

69 / 100



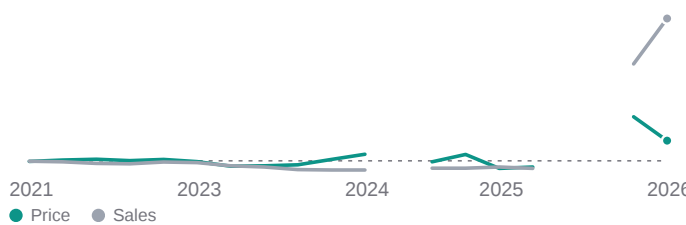
Sale prices

Median \$378K · Average \$403K



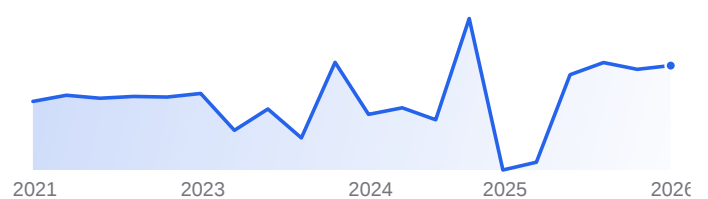
Growth (year over year)

Price +196.2% · Sales +1381.8%



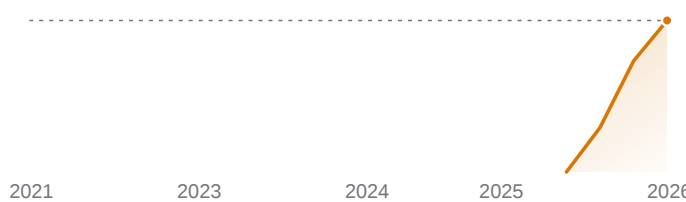
Price per square foot

\$204/ft²



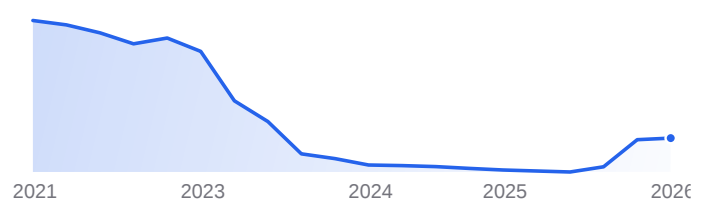
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

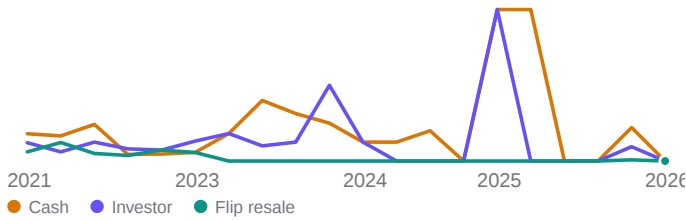
1.5%



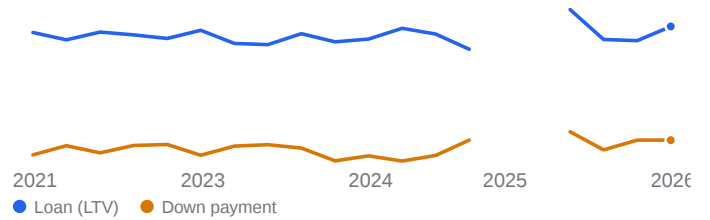
BUYERS & OUTCOMES

Buyer mix

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

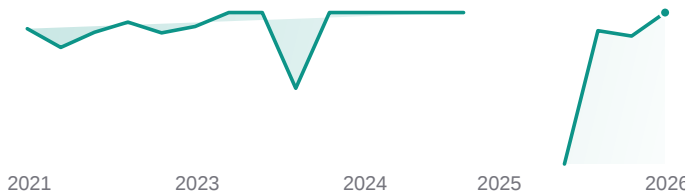


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



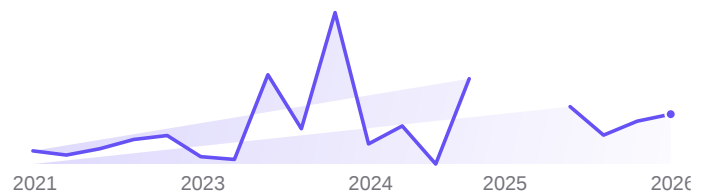
Sellers who sold at a gain

100%



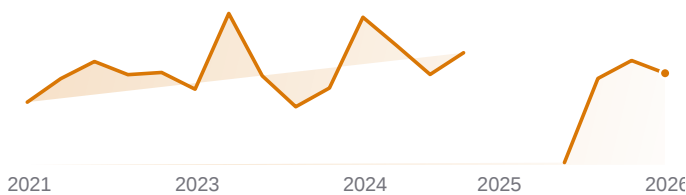
Typical hold before selling

6.5 yrs



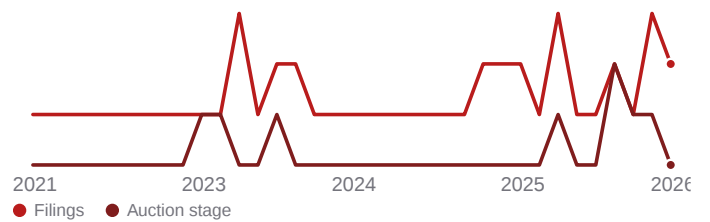
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,890
Median value (AVM)	\$328K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1977
Single family	99%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.8%
Owner occupied	85%
Company owned	8.8%
Median loan-to-value	55%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	43,583
Density	589 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	9
Homes occupied	92%
Bachelor's or higher	27%
Poverty rate	10.8%
Unemployment	0.7%
Average temp	40°F
Annual precip	20 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.