

Grand Forks 58203

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

BALANCED MARKET

\$263K

MEDIAN SALE PRICE

64

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



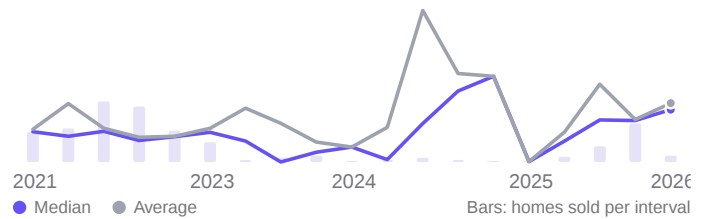
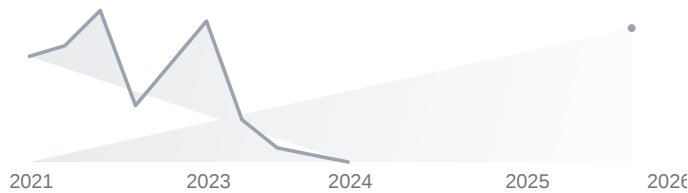
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$265K · Average \$283K

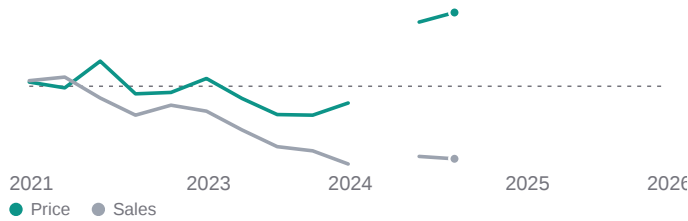


Growth (year over year)

Price +83.1% · Sales -81.6%

Price per square foot

\$177/ft²

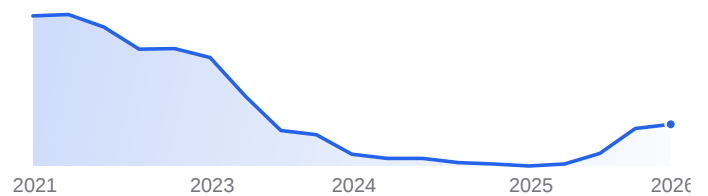
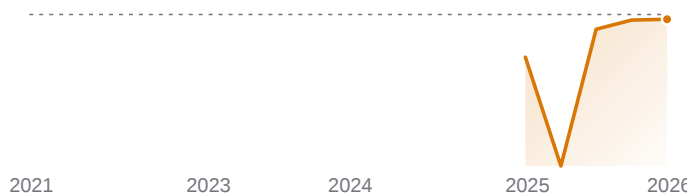


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

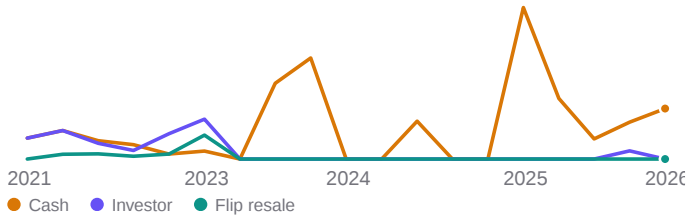
1.7%



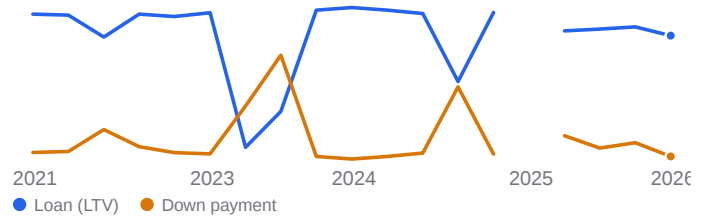
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

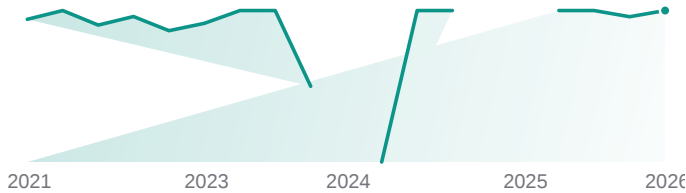


Financing (share of purchase price) Loan (LTV) 81% · Down payment 1.8%



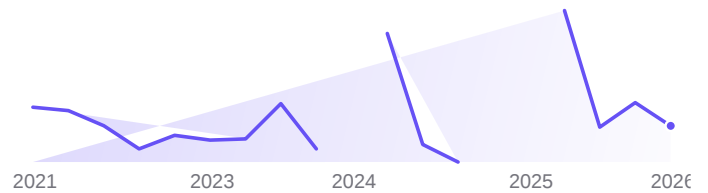
Sellers who sold at a gain

100%



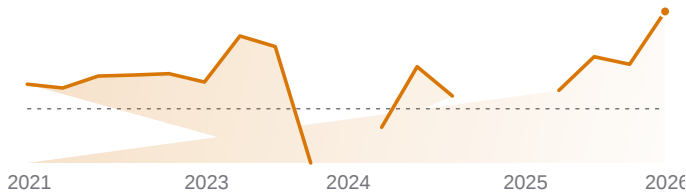
Typical hold before selling

5.1 yrs



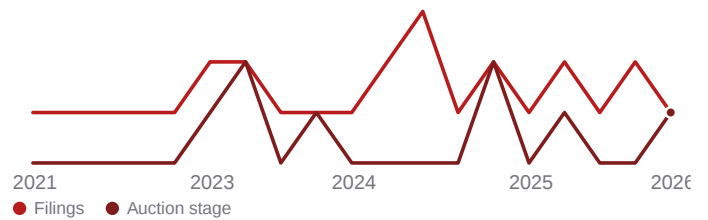
Median annualized return at resale

+12.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,824
Median value (AVM)	\$243K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1954
Single family	99%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	4.6%
Owner occupied	66%
Company owned	20%
Median loan-to-value	56%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	17,222
Density	230 / mi²
Median household income	\$59K
Average household income	\$72K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	11
Homes occupied	88%
Bachelor's or higher	22%
Poverty rate	16.0%
Unemployment	0.8%
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.