

Park River 58270

ZIP code · ND · North Dakota > Walsh County > Park River

BUYER'S MARKET

\$93K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

10

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



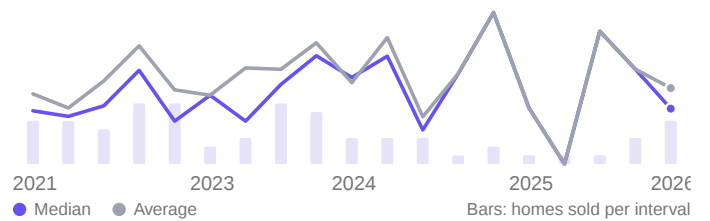
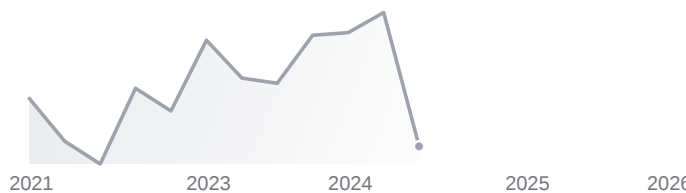
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$96K · Average \$125K

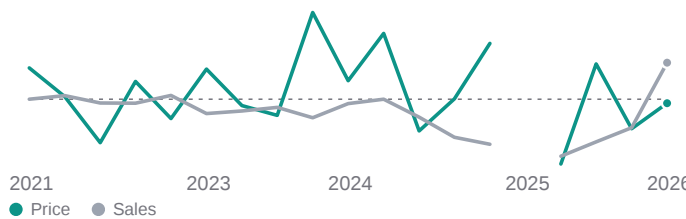


Growth (year over year)

Price -4.6% · Sales +42.9%

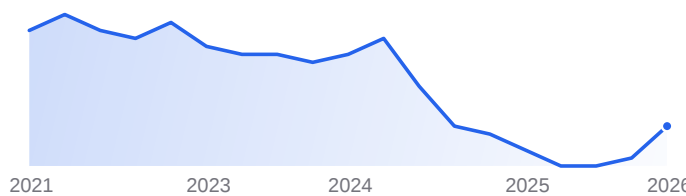
Sale premium vs estimated value

-1.6%



Annual turnover (share of homes sold)

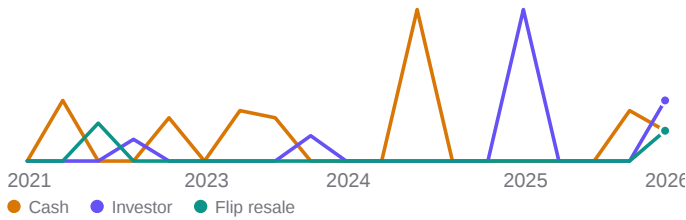
1.4%



BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 40% · Flip resale 20%



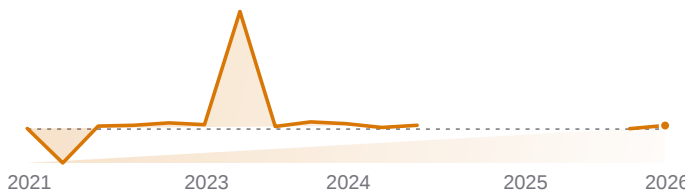
Sellers who sold at a gain

100%

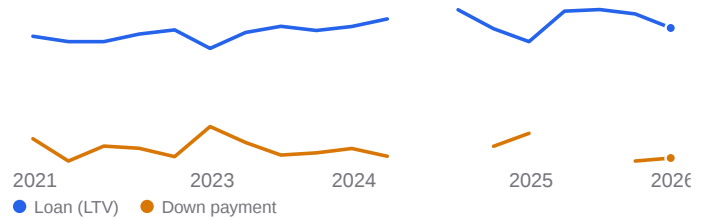


Median annualized return at resale

+5.7%

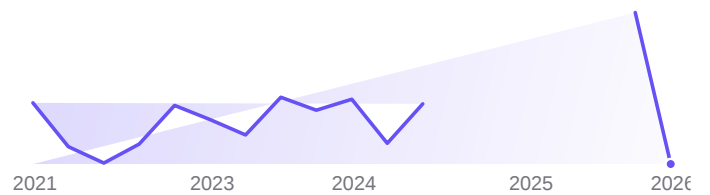


Financing (share of purchase price) Loan (LTV) 89% · Down payment 3.8%



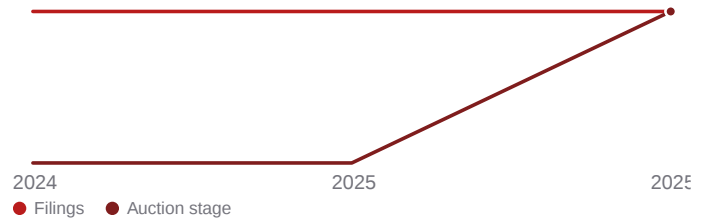
Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	698
Median value (AVM)	\$173K
Median year built	1985
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.4%
Owner occupied	73%
Company owned	9.2%
Median loan-to-value	39%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	2,082
Density	14 / mi²
Median household income	\$74K
Average household income	\$86K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	12
Homes occupied	85%
Bachelor's or higher	15%
Poverty rate	6.7%
Unemployment	0.8%
Average temp	39°F
Annual precip	20 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.