

Portland 58274

ZIP code · ND · North Dakota > Steele County > Portland

STRONG SELLER'S MARKET

\$104K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

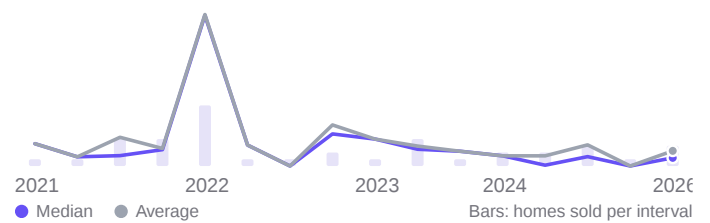
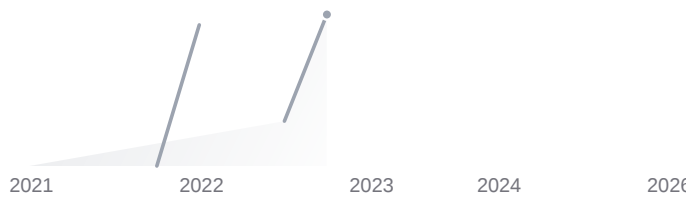
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

86 / 100

Sale prices

Median \$78K · Average \$128K

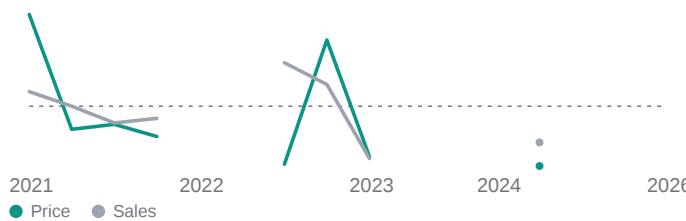


Growth (year over year)

Price -82.5% · Sales -50.0%

Sale premium vs estimated value

-61.2%



Annual turnover (share of homes sold)

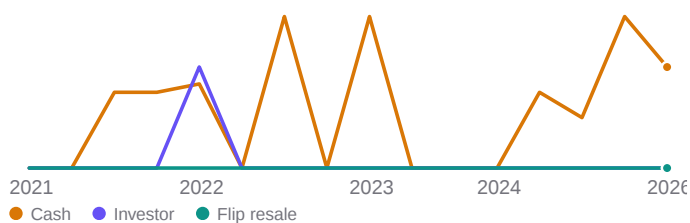
2.0%



BUYERS & OUTCOMES

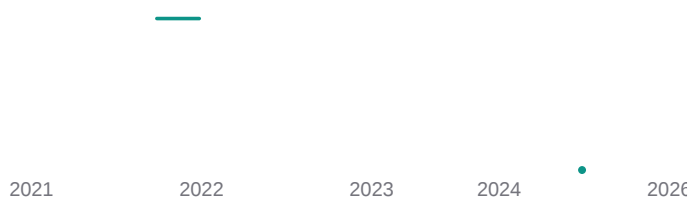
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



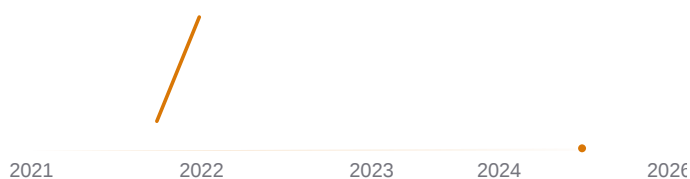
Sellers who sold at a gain

33%

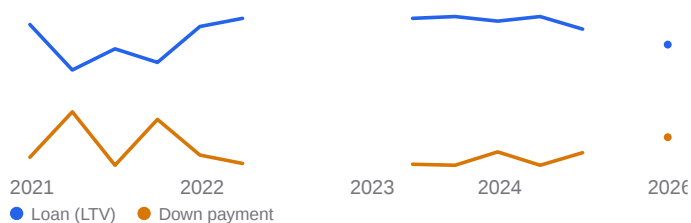


Median annualized return at resale

+0.2%

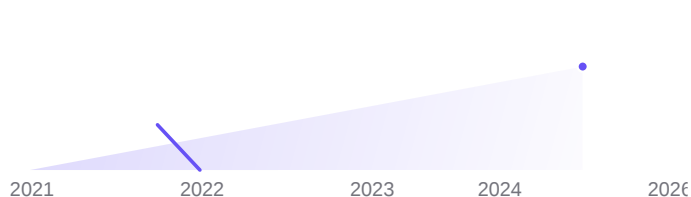


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.9 yrs



HOUSING STOCK

Homes	353
Median value (AVM)	\$182K
Median year built	1920
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	6.7%
Median loan-to-value	46%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	897
Density	8 / mi²
Median household income	\$83K
Average household income	\$98K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	9
Homes occupied	91%
Bachelor's or higher	21%
Poverty rate	8.9%
Unemployment	0.8%
Average temp	40°F
Annual precip	21 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.