

Leeds 58346

ZIP code · ND · North Dakota > Benson County > Leeds

\$167K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$116K

MEDIAN VALUE (AVM)

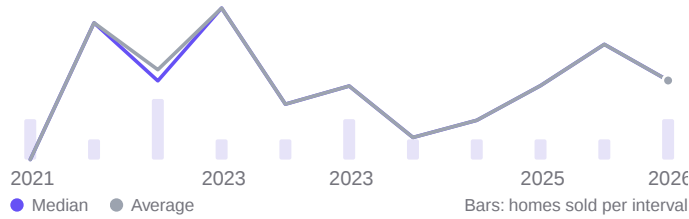
MARKET TRENDS (5 YEARS)

Sale prices

Median \$167K · Average \$167K

Growth (year over year)

Price -29.0% · Sales -50.0%

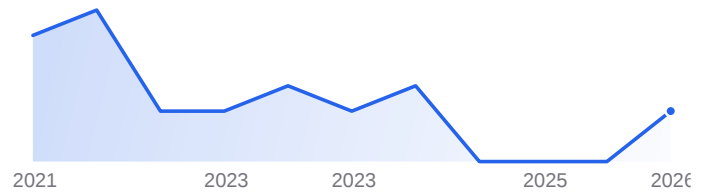
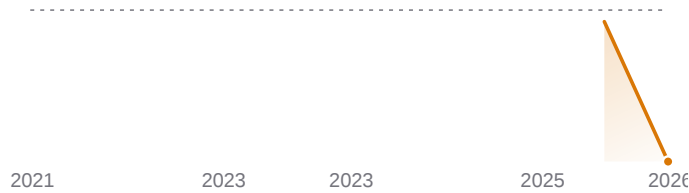


Sale premium vs estimated value

-17.1%

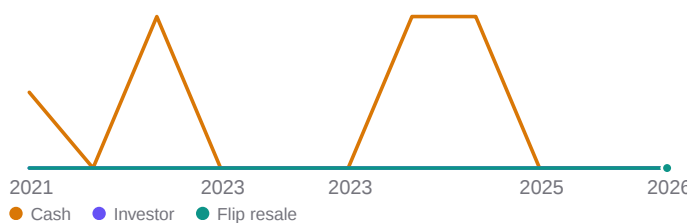
Annual turnover (share of homes sold)

1.7%



BUYERS & OUTCOMES

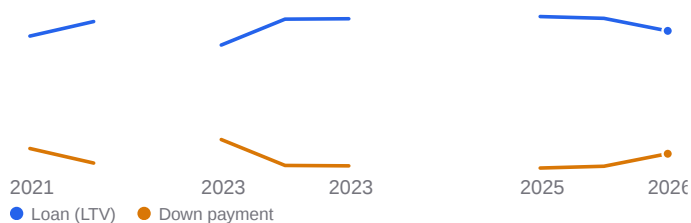
Buyer mix



Sellers who sold at a gain

100%

Financing (share of purchase price)

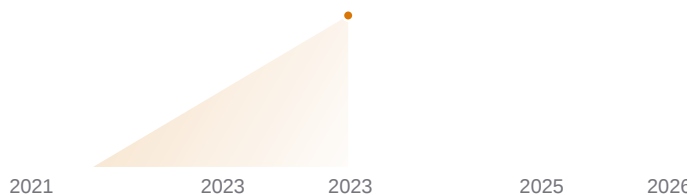


Typical hold before selling

9.5 yrs

2021 2023 2025 2026

Median annualized return at resale +12.2%



HOUSING STOCK

Homes	240
Median value (AVM)	\$116K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.5%
Owner occupied	32%
Company owned	7.1%
Median loan-to-value	16%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	493
Density	3 / mi ²
Median household income	\$69K
Average household income	\$87K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	10
Homes occupied	79%
Bachelor's or higher	23%
Poverty rate	11.5%
Unemployment	1.1%
Average temp	39°F
Annual precip	18 in
Sunshine	59%

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.