

Coleharbor 58531

ZIP code · ND · North Dakota > McLean County > Coleharbor

\$383K

MEDIAN SALE PRICE

-15.7%

1-YR CHANGE

8

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

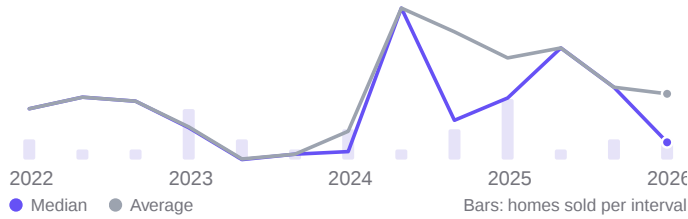
MARKET TRENDS (5 YEARS)

Sale prices

Median \$245K · Average \$427K

Growth (year over year)

Price -15.7% · Sales -11.1%



Price per square foot

\$194/ft²

Sale premium vs estimated value

-5.8%



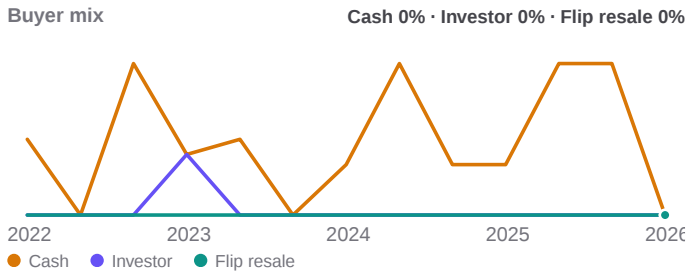
Annual turnover (share of homes sold)

2.5%

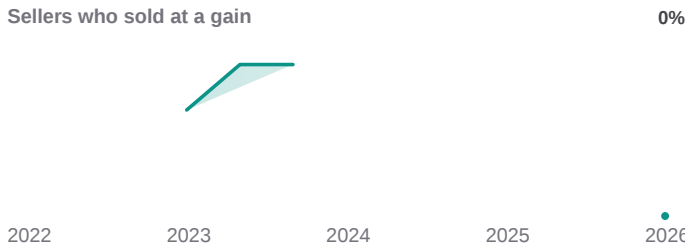


BUYERS & OUTCOMES

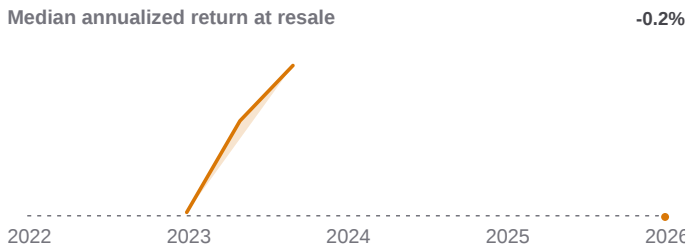
Buyer mix



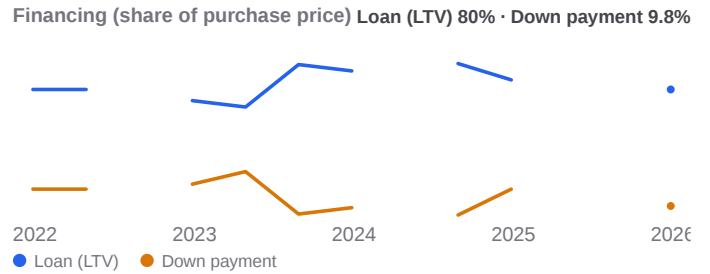
Sellers who sold at a gain



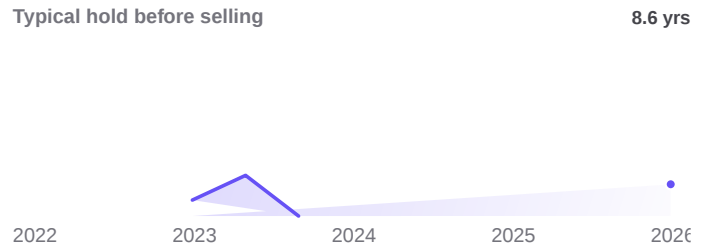
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 80% · Down payment 9.8%



Typical hold before selling



HOUSING STOCK

Homes	326
Median value (AVM)	\$297K
Median size	1,456 ft²
Median bedrooms	3
Median year built	2002
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.0%
Owner occupied	6.7%
Company owned	5.9%
Median loan-to-value	0%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	504
Density	4 / mi ²
Median household income	\$89K
Average household income	\$115K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	13
Homes occupied	75%
Bachelor's or higher	19%
Poverty rate	6.4%
Unemployment	0.8%
Average temp	41°F
Annual precip	17 in
Sunshine	59%

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.