

Garrison 58540

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

BALANCED MARKET

\$262K

MEDIAN SALE PRICE

+94.3%

1-YR CHANGE

25

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



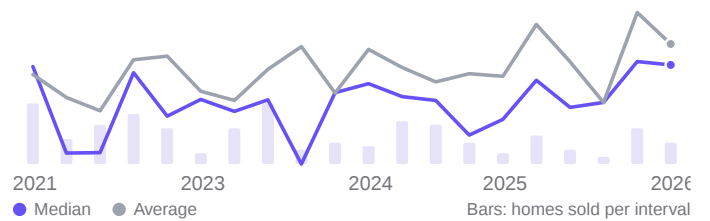
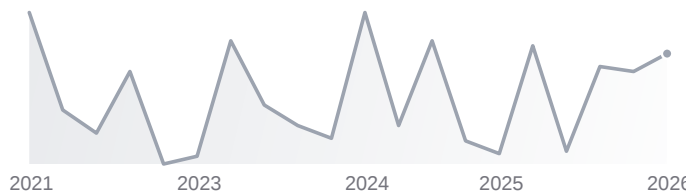
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$265K · Average \$310K

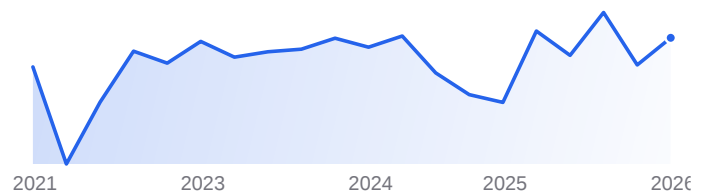
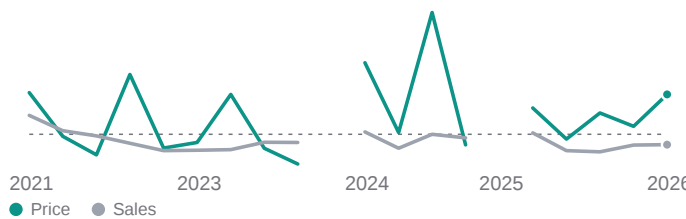


Growth (year over year)

Price +94.3% · Sales -24.2%

Price per square foot

\$157/ft²



Sale premium vs estimated value

-7.5%

Annual turnover (share of homes sold)

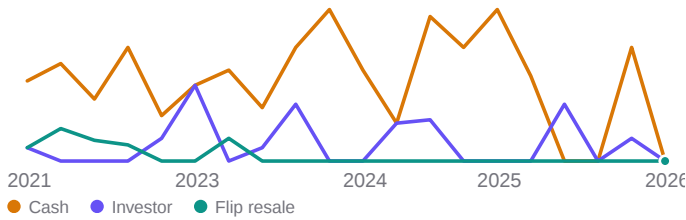
2.0%



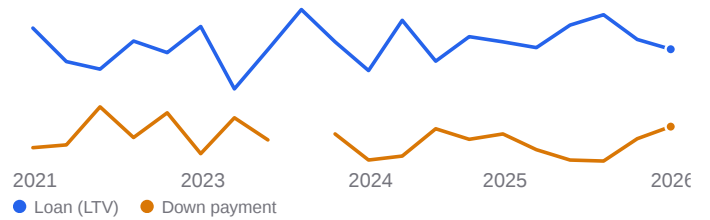
BUYERS & OUTCOMES

Buyer mix

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

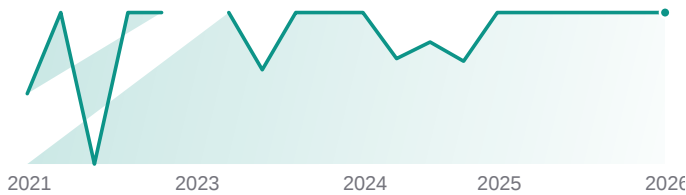


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



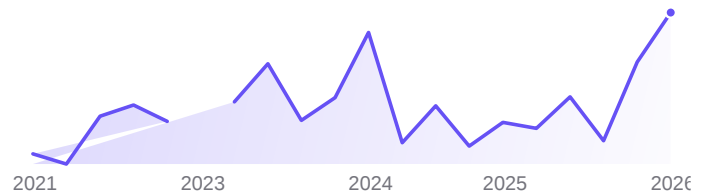
Sellers who sold at a gain

100%



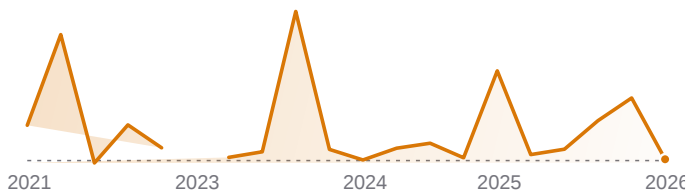
Typical hold before selling

12.0 yrs



Median annualized return at resale

+0.8%



HOUSING STOCK

Homes	1,259
Median value (AVM)	\$212K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1979
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	5.3%
Owner occupied	30%
Company owned	8.7%
Median loan-to-value	30%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	1,798
Density	4 / mi²
Median household income	\$75K
Average household income	\$90K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	11
Homes occupied	78%
Bachelor's or higher	19%
Poverty rate	6.9%
Unemployment	0.7%
Average temp	40°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.