

Mandan 58554

ZIP code · ND · North Dakota · Morton County · Mandan

BALANCED MARKET

\$306K

MEDIAN SALE PRICE

-11.0%

1-YR CHANGE

376

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



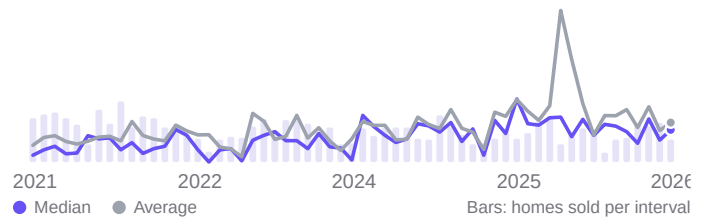
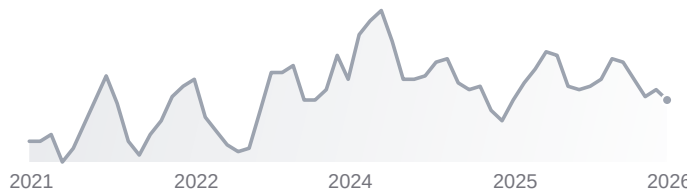
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$305K · Average \$325K

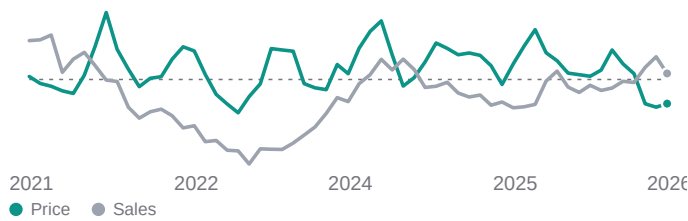


Growth (year over year)

Price -11.0% · Sales +2.7%

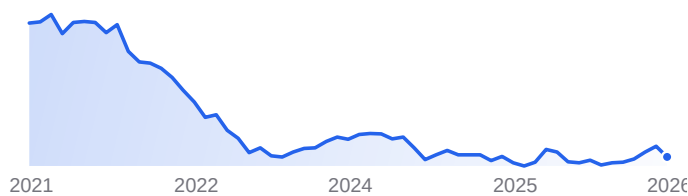
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

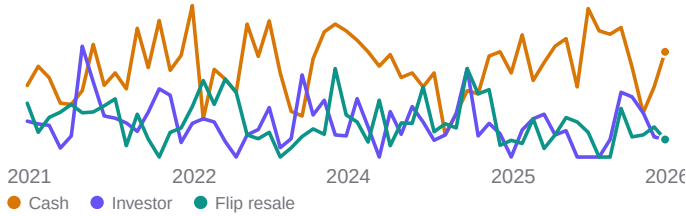
4.2%



BUYERS & OUTCOMES

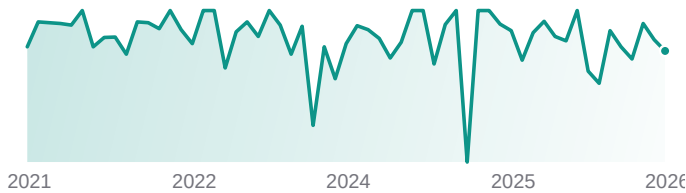
Buyer mix

Cash 25% · Investor 4.2% · Flip resale 4.2%



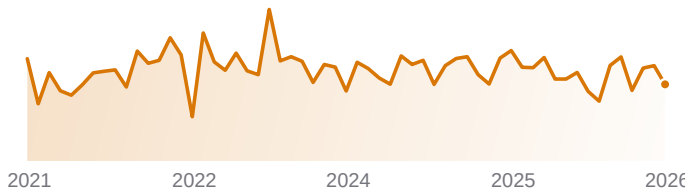
Sellers who sold at a gain

89%

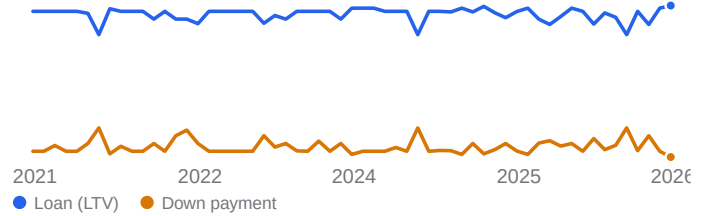


Median annualized return at resale

+4.3%

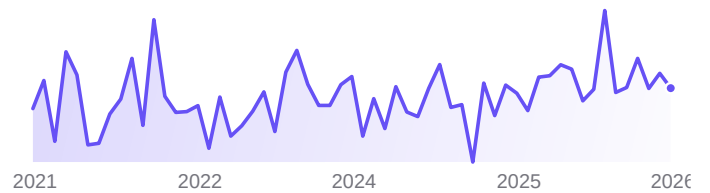


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.3%



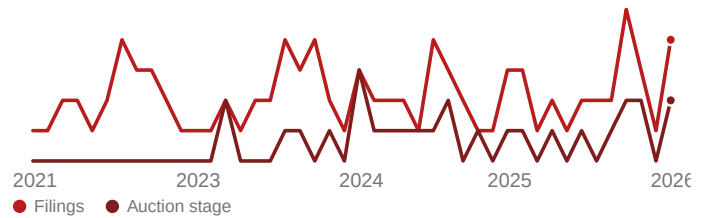
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	9,020
Median value (AVM)	\$346K
Median year built	2004
Single family	80%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.8%
Owner occupied	90%
Company owned	7.2%
Median loan-to-value	54%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	29,215
Density	49 / mi²
Median household income	\$84K
Average household income	\$106K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	17
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	7.1%
Unemployment	1.0%
Average temp	42°F
Annual precip	17 in
Sunshine	60%

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