

New Salem 58563

ZIP code · ND · North Dakota > Morton County > New Salem

STRONG SELLER'S MARKET

\$216K

MEDIAN SALE PRICE

+41.9%

1-YR CHANGE

25

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 85 / 100

Buyer's market

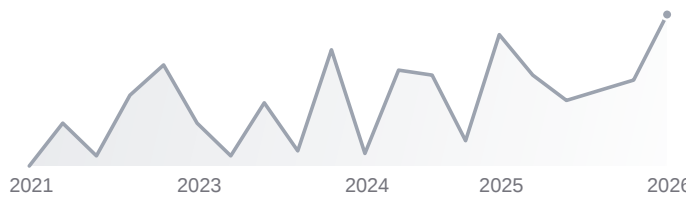
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

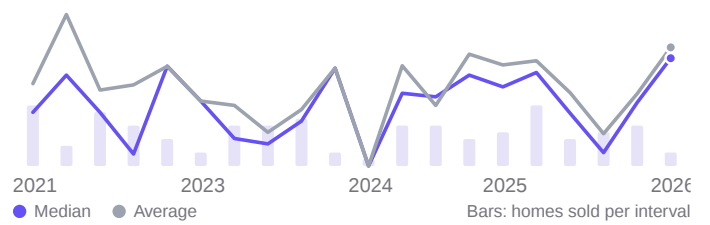
Market temperature (0–100)

85 / 100



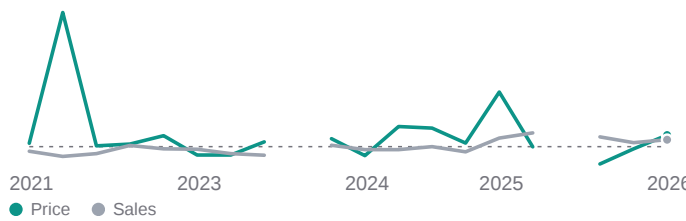
Sale prices

Median \$213K · Average \$228K



Growth (year over year)

Price +41.9% · Sales +25.0%



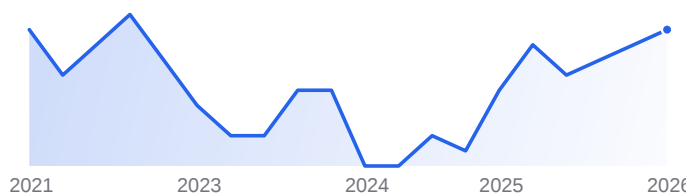
Sale premium vs estimated value

-3.1%



Annual turnover (share of homes sold)

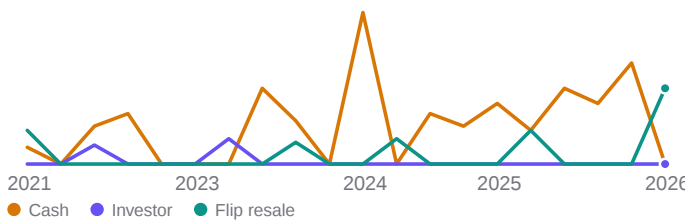
4.7%



BUYERS & OUTCOMES

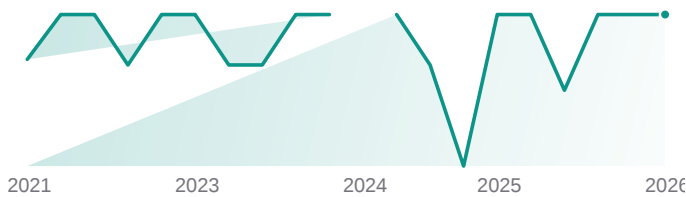
Buyer mix

Cash 0% · Investor 0% · Flip resale 50%



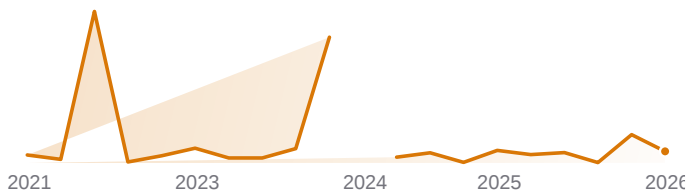
Sellers who sold at a gain

100%

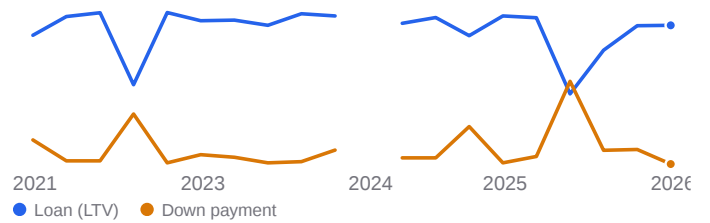


Median annualized return at resale

+6.6%

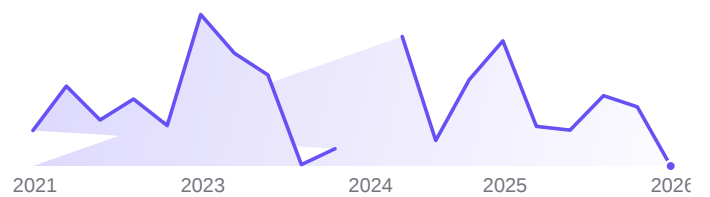


Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.0%



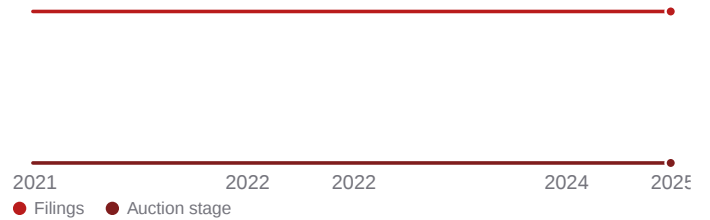
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	535
Median value (AVM)	\$210K
Median year built	1952
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.8%
Owner occupied	78%
Company owned	4.1%
Median loan-to-value	46%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	2,510
Density	4 / mi²
Median household income	\$75K
Average household income	\$90K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	11
Homes occupied	82%
Bachelor's or higher	14%
Poverty rate	8.2%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.