

Douglas 58735

ZIP code · ND · North Dakota > Ward County > Douglas

BALANCED MARKET

\$434K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



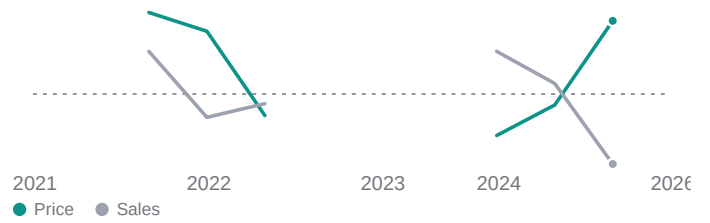
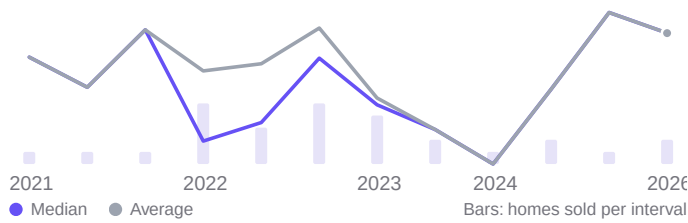
MARKET TRENDS (5 YEARS)

Sale prices

Median \$434K · Average \$434K

Growth (year over year)

Price +85.8% · Sales -81.8%

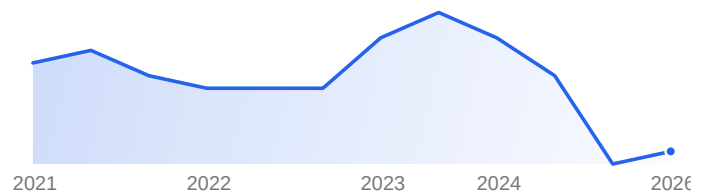
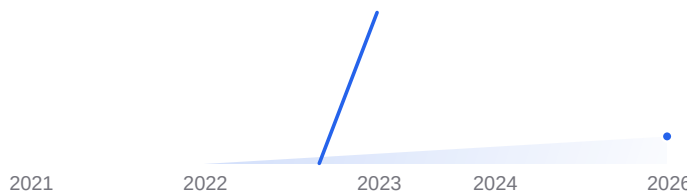


Price per square foot

\$205/ft²

Annual turnover (share of homes sold)

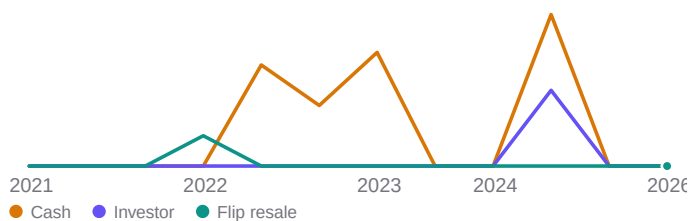
1.1%



BUYERS & OUTCOMES

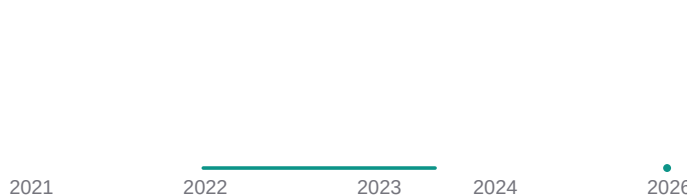
Buyer mix

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



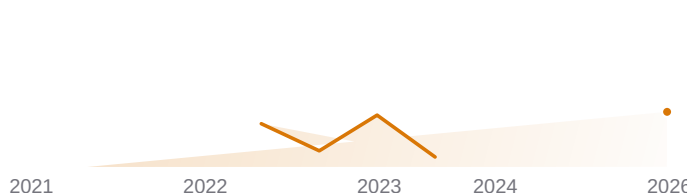
Sellers who sold at a gain

100%

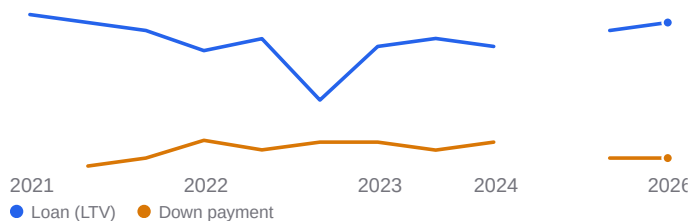


Median annualized return at resale

+38.9%

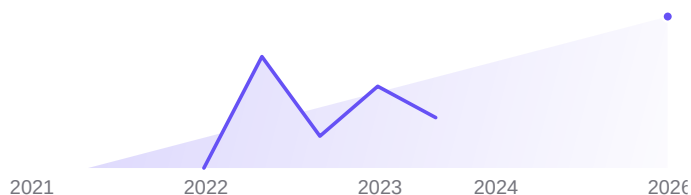


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

4.7 yrs



HOUSING STOCK

Homes	283
Median value (AVM)	\$223K
Median size	1,456 ft²
Median bedrooms	2
Median year built	1983
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	5.0%
Owner occupied	26%
Company owned	8.5%
Median loan-to-value	31%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	857
Density	4 / mi ²
Median household income	\$78K
Average household income	\$102K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	10
Homes occupied	76%
Bachelor's or higher	16%
Poverty rate	6.2%
Unemployment	0.7%
Average temp	40°F
Annual precip	17 in
Sunshine	59%

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