

Williston 58801

ZIP code · ND · North Dakota · Williams County · Williston

BALANCED MARKET

\$356K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

347

SALES (12 MO)

\$376K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



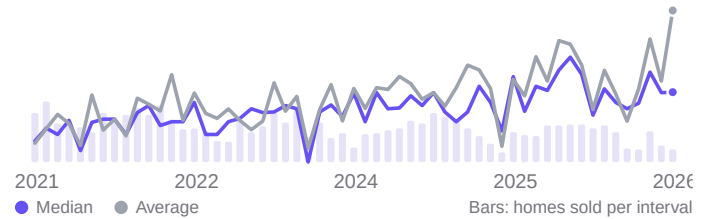
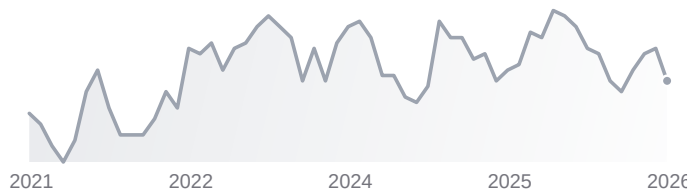
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$346K · Average \$473K

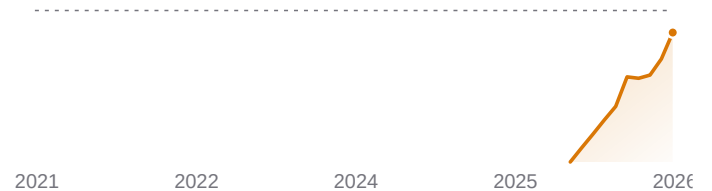
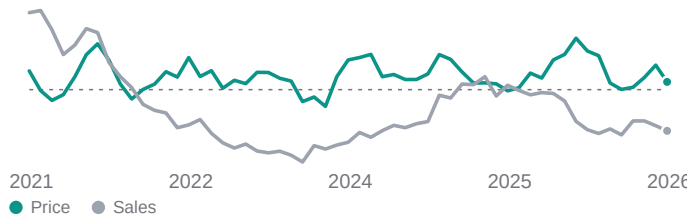


Growth (year over year)

Price +2.6% · Sales -13.7%

Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

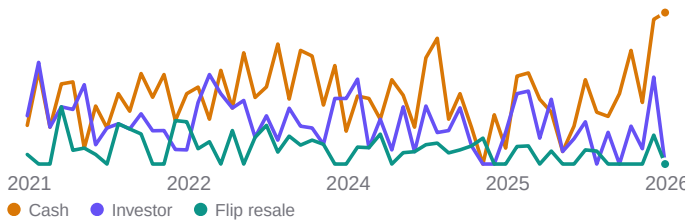
3.9%



BUYERS & OUTCOMES

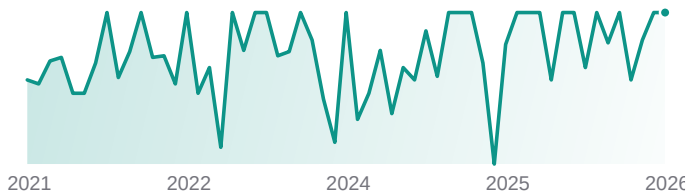
Buyer mix

Cash 31% · Investor 0% · Flip resale 0%



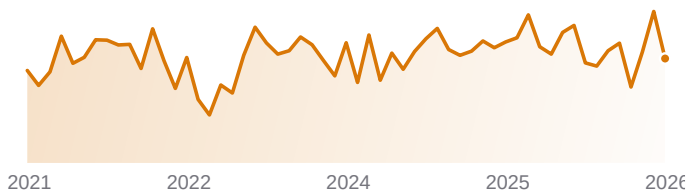
Sellers who sold at a gain

100%

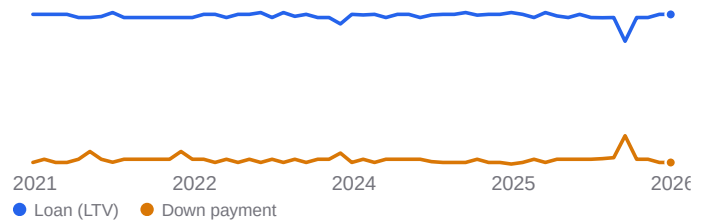


Median annualized return at resale

+5.1%

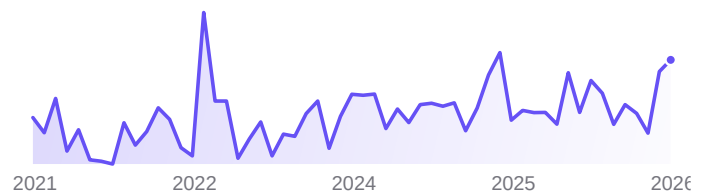


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



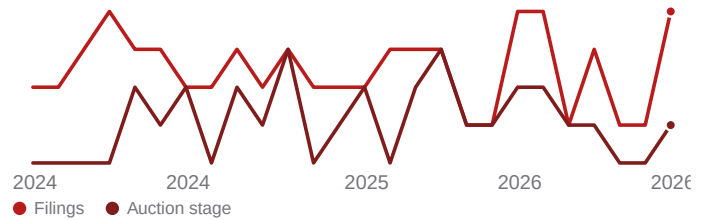
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	8,829
Median value (AVM)	\$376K
Median year built	2011
Single family	88%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.7%
Owner occupied	78%
Company owned	15%
Median loan-to-value	56%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	34,029
Density	46 / mi²
Median household income	\$90K
Average household income	\$116K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	29
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	7.5%
Unemployment	0.9%
Average temp	41°F
Annual precip	15 in
Sunshine	60%

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