

Knife River

Community · MN · Minnesota > Lake County

SELLER'S MARKET

\$357K

MEDIAN SALE PRICE

+12.2%

1-YR CHANGE

10

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

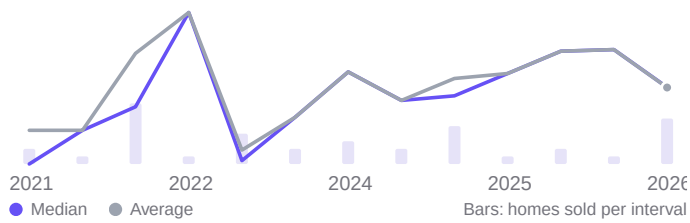
MARKET TRENDS (5 YEARS)

Sale prices

Median \$368K · Average \$368K

Growth (year over year)

Price +12.2% · Sales +0.0%

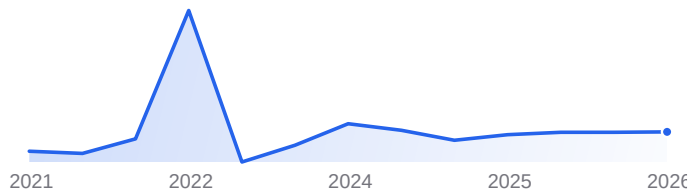


Price per square foot

\$336/ft²

Sale premium vs estimated value

-32.3%



Annual turnover (share of homes sold)

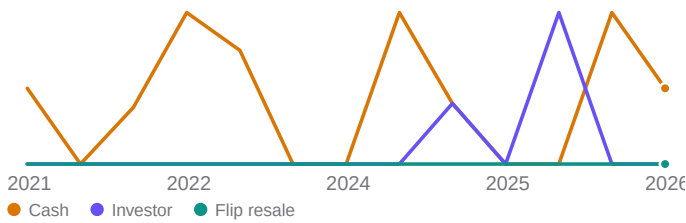
3.6%



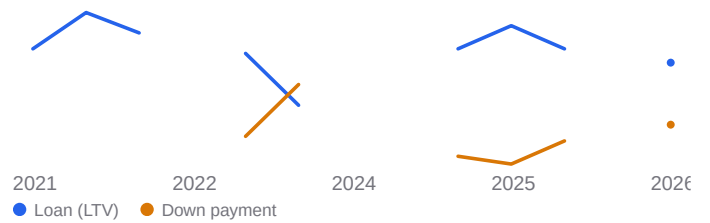
BUYERS & OUTCOMES

Buyer mix

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

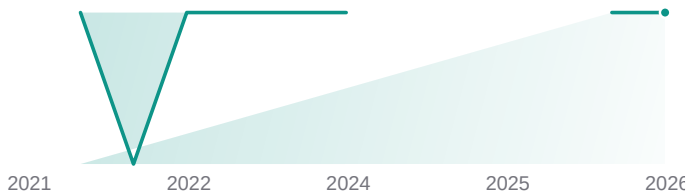


Financing (share of purchase price) Loan (LTV) 71% · Down payment 31%



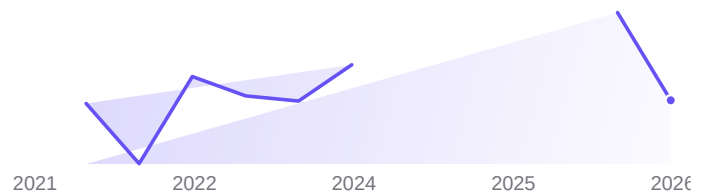
Sellers who sold at a gain

100%



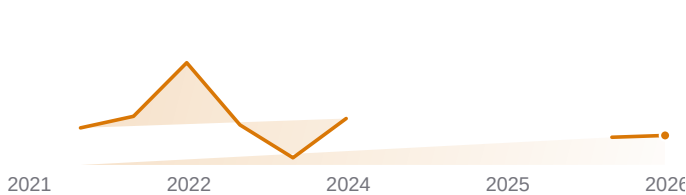
Typical hold before selling

9.0 yrs



Median annualized return at resale

+6.5%



HOUSING STOCK

Homes	281
Median value (AVM)	\$450K
Median size	1,099 ft²
Median bedrooms	3
Median year built	1986
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.0%
Owner occupied	11%
Company owned	11%
Median loan-to-value	21%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	206
Density	309 / mi²
Median household income	\$90K
Average household income	\$99K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	12
Homes occupied	69%
Bachelor's or higher	12%
Poverty rate	3.9%
Unemployment	1.2%
Average temp	39°F
Annual precip	31 in
Sunshine	52%

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