

Benton County, MN

County · MN · Minnesota

BALANCED MARKET

\$292K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

605

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



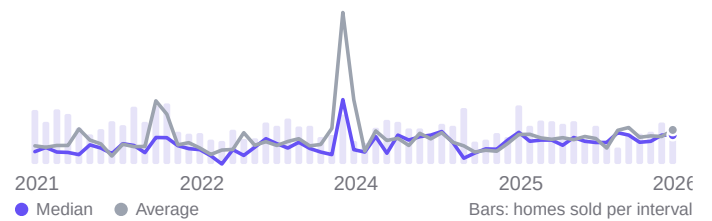
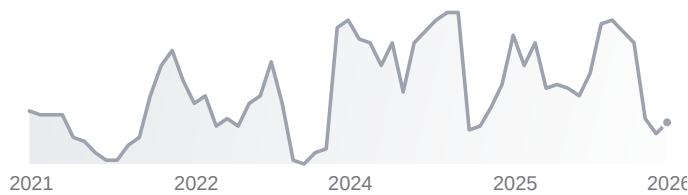
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$300K · Average \$321K

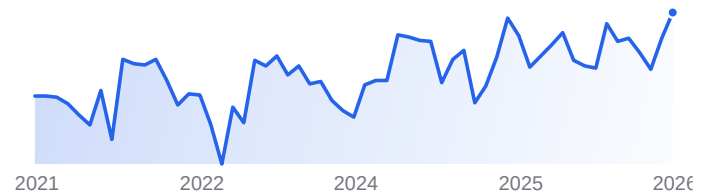
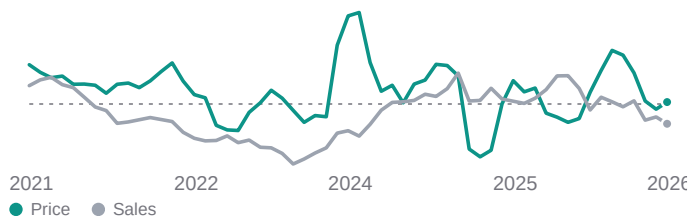


Growth (year over year)

Price +0.9% · Sales -9.6%

Price per square foot

\$276/ft²

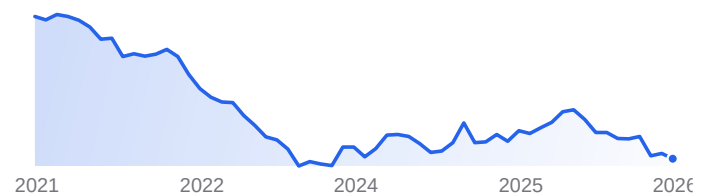
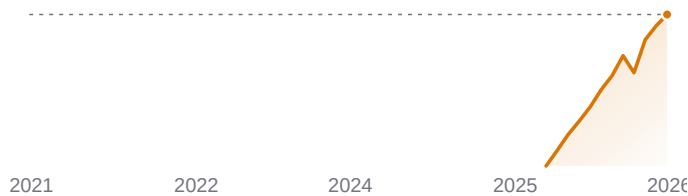


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

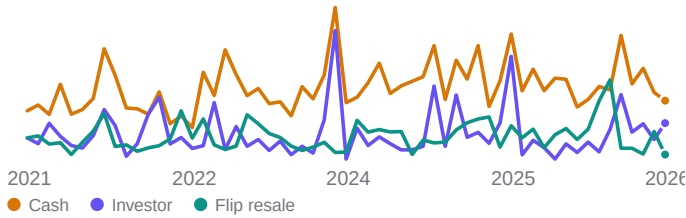
4.1%



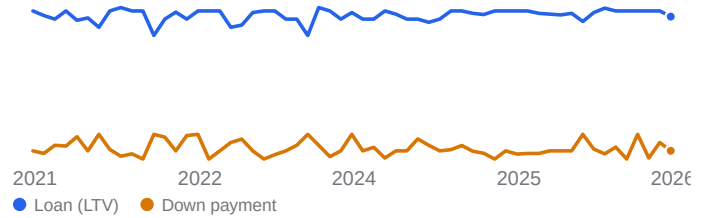
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 15% · Flip resale 1.8%

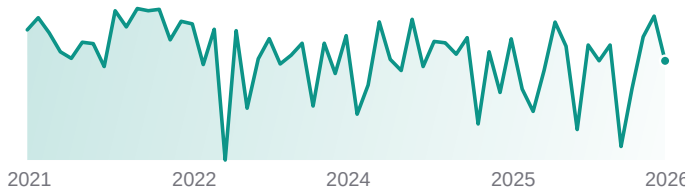


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



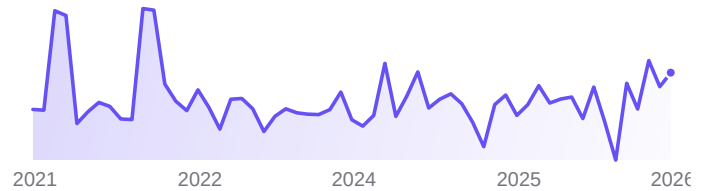
Sellers who sold at a gain

83%



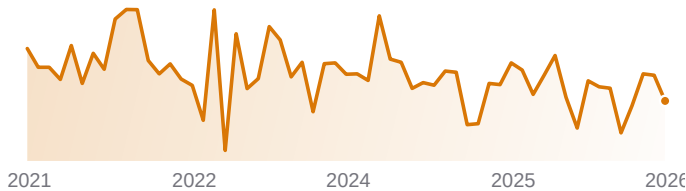
Typical hold before selling

5.4 yrs



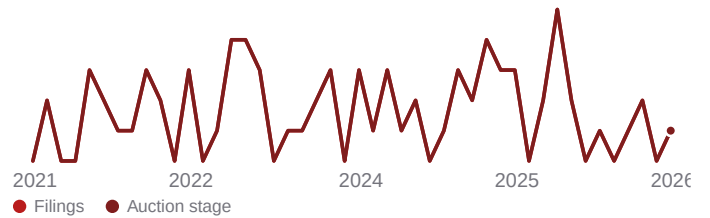
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,649
Median value (AVM)	\$202K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1989
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	10%
Owner occupied	80%
Company owned	14%
Median loan-to-value	64%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	42,022
Density	103 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	15
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	8.5%
Unemployment	1.3%
Average temp	43°F
Annual precip	28 in
Sunshine	58%

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.