

Carlton County, MN

County · MN · Minnesota

BALANCED MARKET

\$297K

MEDIAN SALE PRICE

183

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



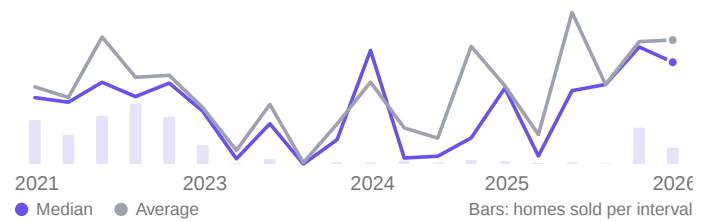
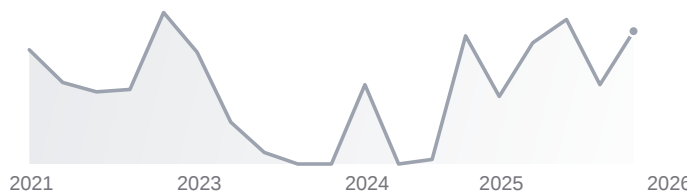
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$270K · Average \$312K

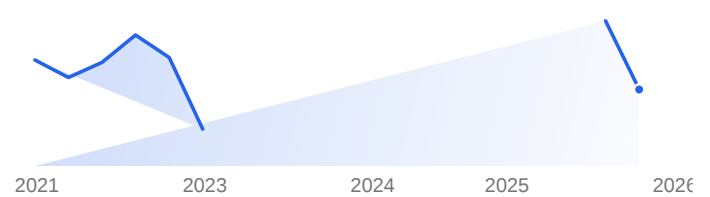
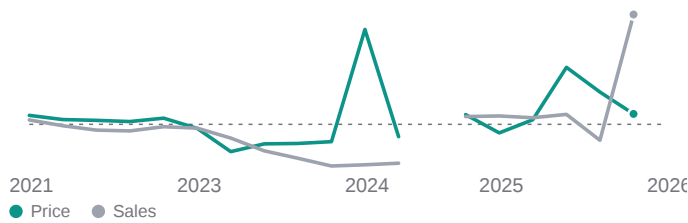


Growth (year over year)

Price +24.0% · Sales +251.4%

Price per square foot

\$152/ft²

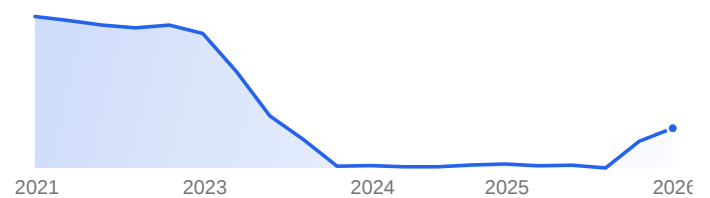


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

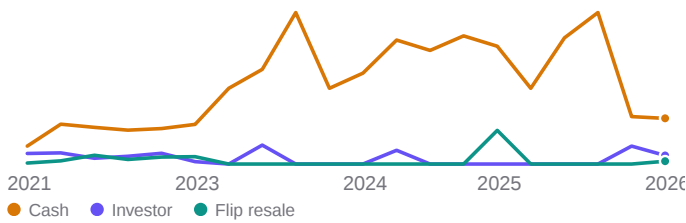
1.3%



BUYERS & OUTCOMES

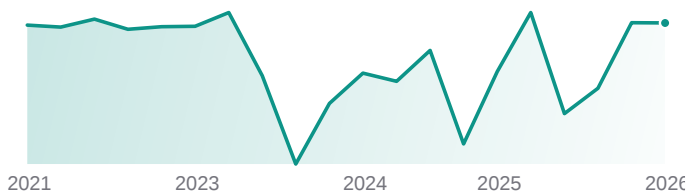
Buyer mix

Cash 30% · Investor 5.7% · Flip resale 1.9%



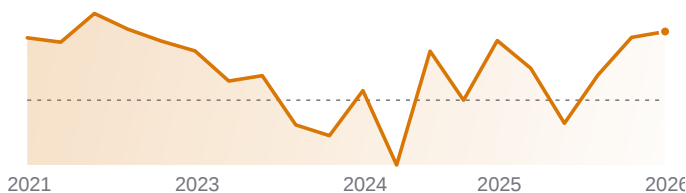
Sellers who sold at a gain

93%

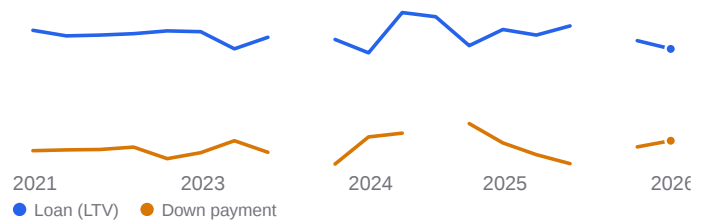


Median annualized return at resale

+7.8%

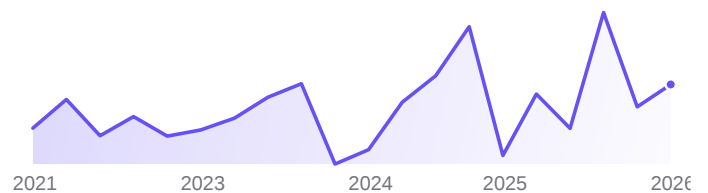


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	14,145
Median value (AVM)	\$235K
Median size	1,064 ft²
Median year built	1965
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	3.8%
Owner occupied	80%
Company owned	9.1%
Median loan-to-value	49%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	37,090
Density	43 / mi²
Median household income	\$75K
Average household income	\$94K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	11
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	13.4%
Unemployment	1.2%
Average temp	39°F
Annual precip	31 in
Sunshine	52%

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.