

Cass County, MN

County · MN · Minnesota

BALANCED MARKET

\$326K

MEDIAN SALE PRICE

+29.5%

1-YR CHANGE

276

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



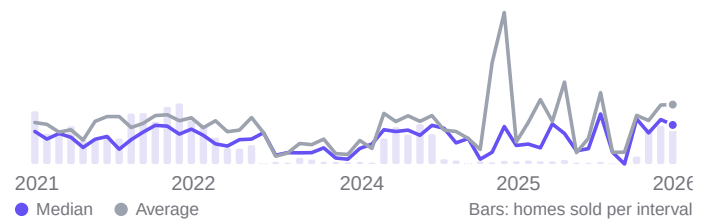
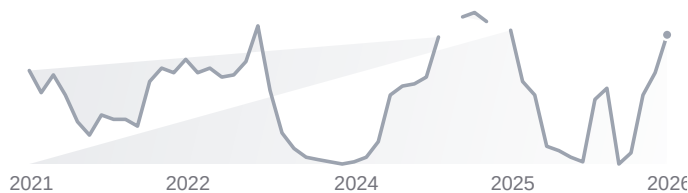
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$333K · Average \$495K

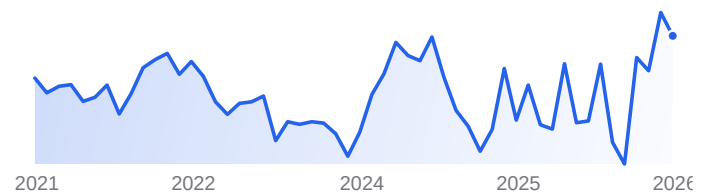
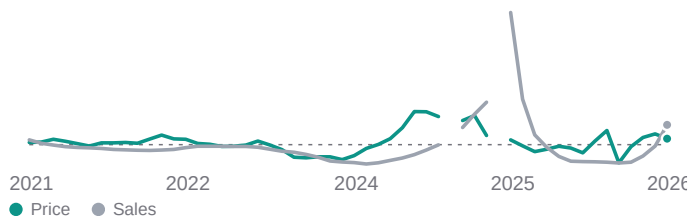


Growth (year over year)

Price +29.5% · Sales +97.1%

Price per square foot

\$331/ft²

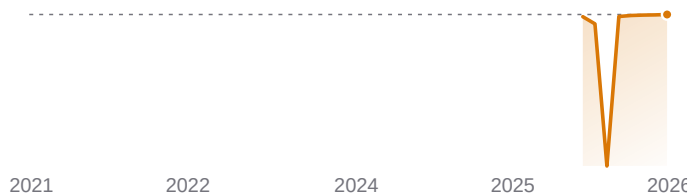


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

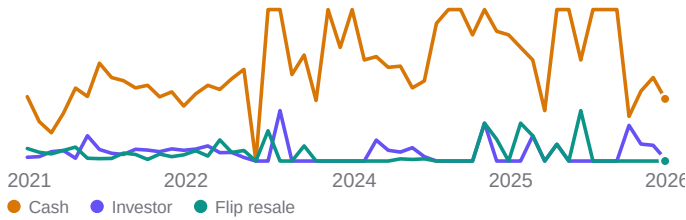
1.1%



BUYERS & OUTCOMES

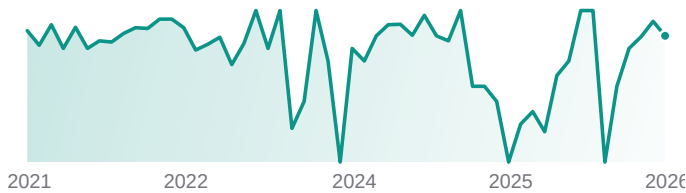
Buyer mix

Cash 41% · Investor 1.3% · Flip resale 0%



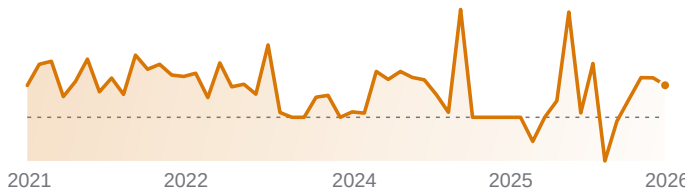
Sellers who sold at a gain

83%

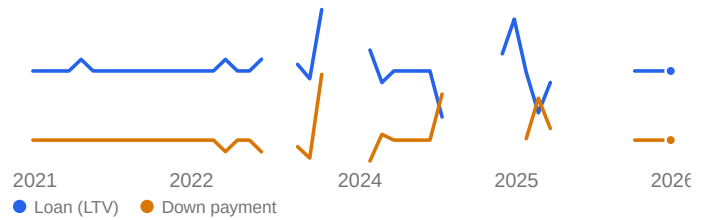


Median annualized return at resale

+6.1%

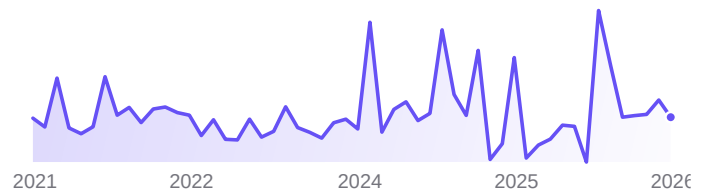


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



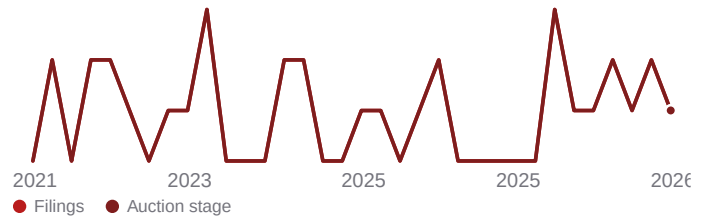
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	25,819
Median value (AVM)	\$242K
Median size	1,148 ft²
Median bedrooms	3
Median year built	1990
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	7.7%
Owner occupied	45%
Company owned	22%
Median loan-to-value	40%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	31,732
Density	16 / mi²
Median household income	\$65K
Average household income	\$81K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	13
Homes occupied	55%
Bachelor's or higher	20%
Poverty rate	11.8%
Unemployment	1.3%
Average temp	40°F
Annual precip	27 in
Sunshine	59%

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.