

Cook County, MN

County · MN · Minnesota

\$470K

MEDIAN SALE PRICE

49

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

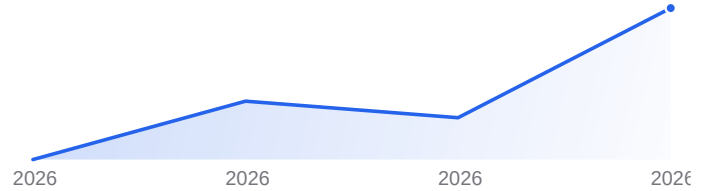
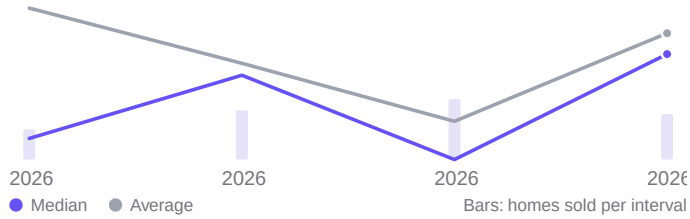
MARKET TRENDS (5 YEARS)

Sale prices

Median \$540K · Average \$575K

Price per square foot

\$551/ft²

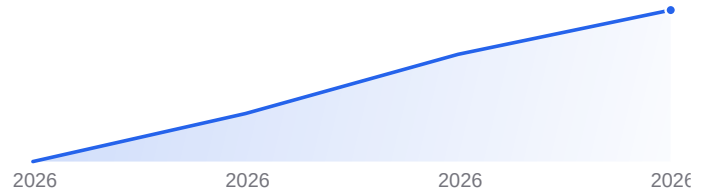
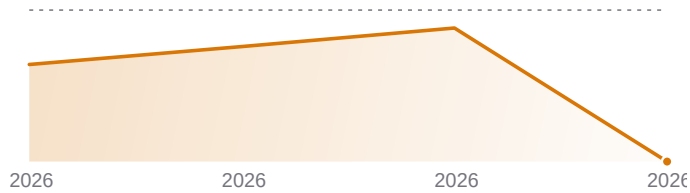


Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

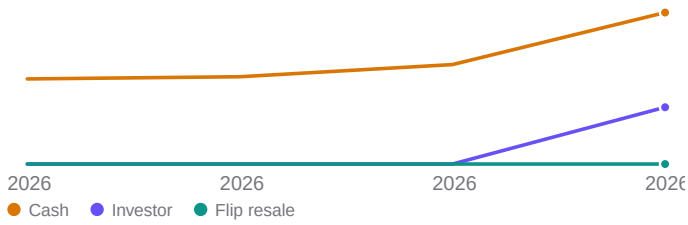
0.8%



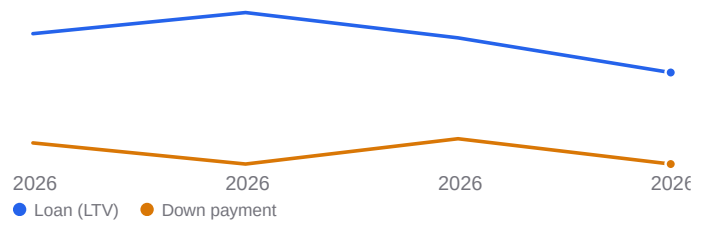
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 25% · Flip resale 0%

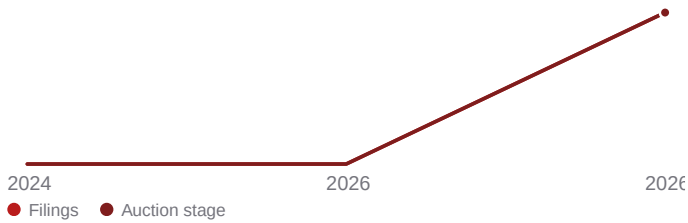


Financing (share of purchase price) Loan (LTV) 56% · Down payment 20%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,375
Median value (AVM)	\$429K
Median size	1,080 ft²
Median bedrooms	2
Median year built	1992
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.8%
Owner occupied	31%
Company owned	21%
Median loan-to-value	56%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	5,574
Density	4 / mi²
Median household income	\$72K

Average household income	\$96K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	15
Homes occupied	49%
Bachelor's or higher	31%
Poverty rate	9.1%
Unemployment	1.0%
Average temp	37°F
Annual precip	31 in
Sunshine	52%

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.