

Dakota County, MN

County · MN · Minnesota

BALANCED MARKET

\$394K

MEDIAN SALE PRICE

-3.4%

1-YR CHANGE

6,124

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



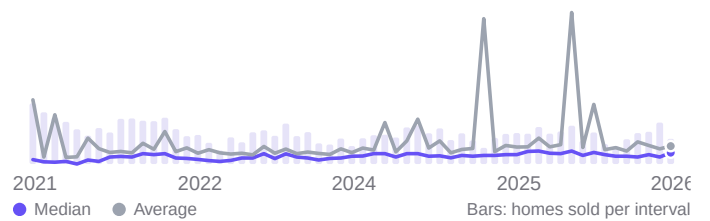
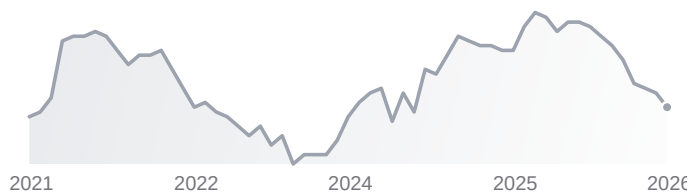
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$406K · Average \$444K

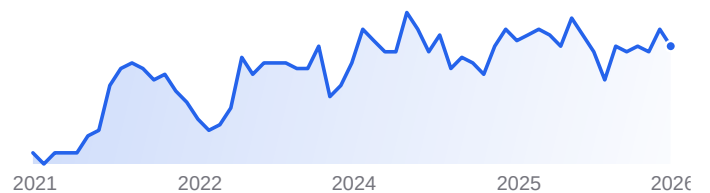
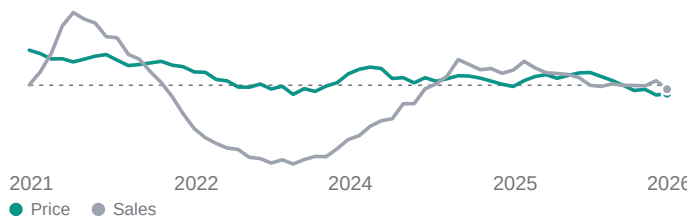


Growth (year over year)

Price -3.4% · Sales -1.6%

Price per square foot

\$193/ft²

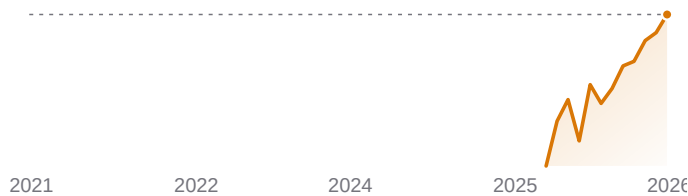


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

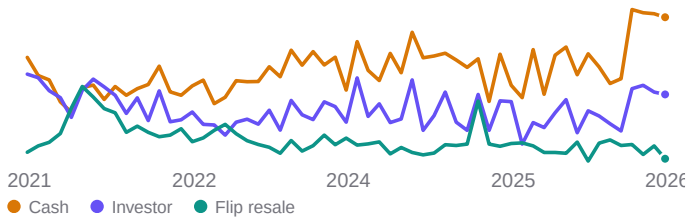
4.0%



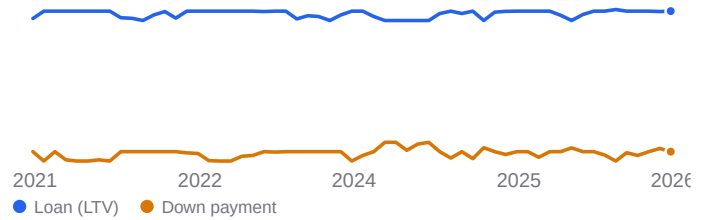
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 12% · Flip resale 1.8%

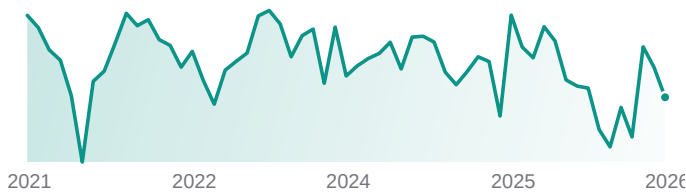


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



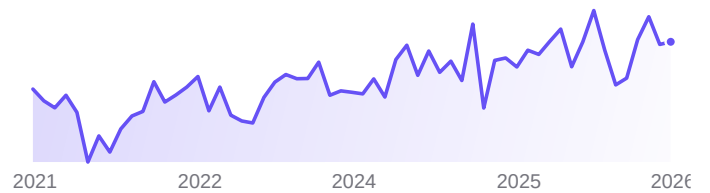
Sellers who sold at a gain

88%



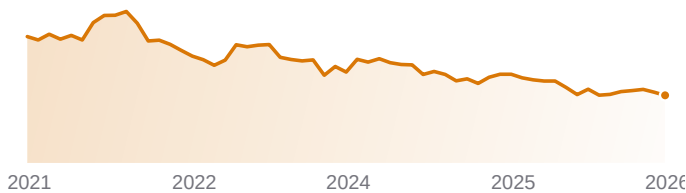
Typical hold before selling

7.0 yrs



Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 51 · Auction stage 51



HOUSING STOCK

Homes	154,787
Median value (AVM)	\$289K
Median size	2,012 ft²
Median bedrooms	3
Median year built	1989
Single family	68%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	27%
Underwater (LTV 125% or more)	11%
Owner occupied	90%
Company owned	12%
Median loan-to-value	79%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	454,862
Density	809 / mi²
Median household income	\$100K
Average household income	\$126K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	11
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	6.1%
Unemployment	1.0%
Average temp	45°F
Annual precip	32 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.