

Douglas County, MN

County · MN · Minnesota

BALANCED MARKET

\$330K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

855

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



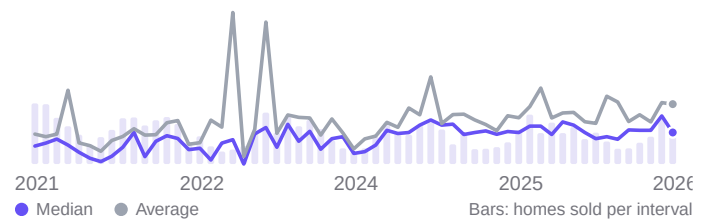
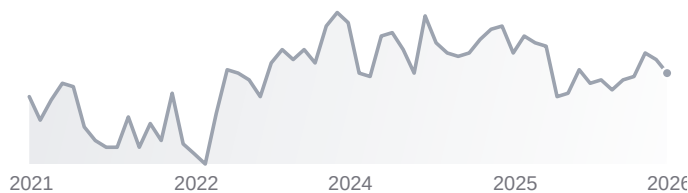
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$300K · Average \$435K

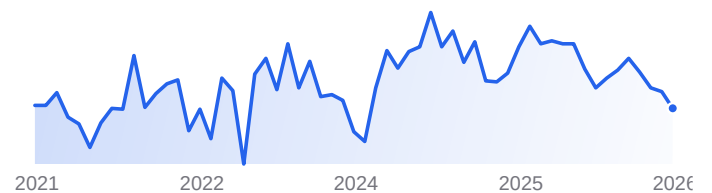
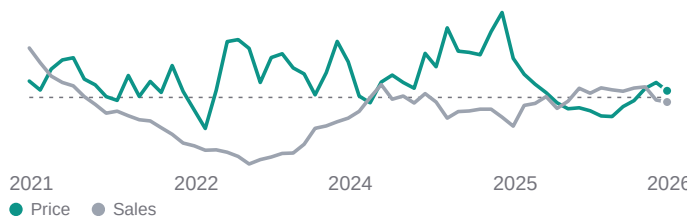


Growth (year over year)

Price +3.0% · Sales -2.2%

Price per square foot

\$198/ft²

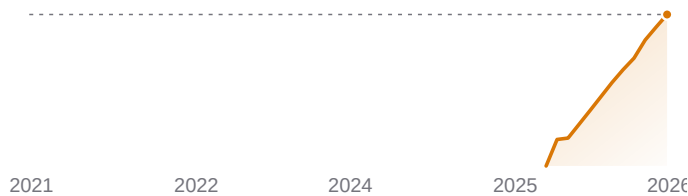


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

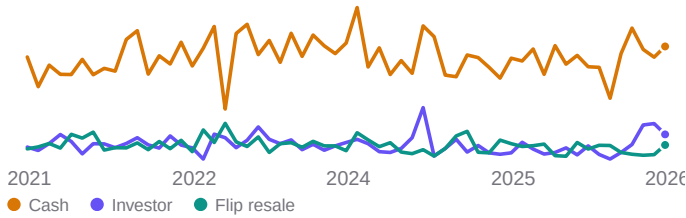
3.9%



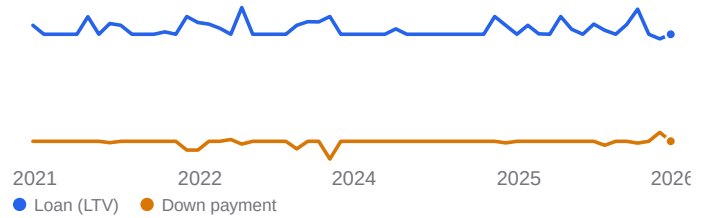
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 9.6% · Flip resale 5.5%

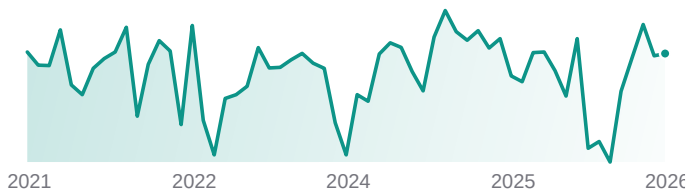


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



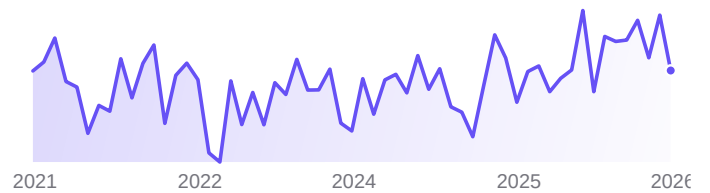
Sellers who sold at a gain

91%



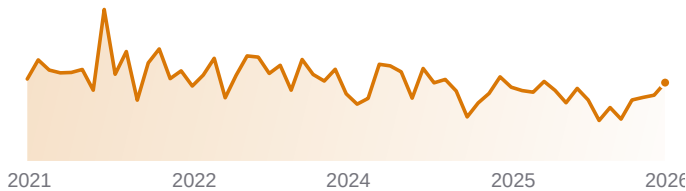
Typical hold before selling

5.1 yrs



Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	22,163
Median value (AVM)	\$275K
Median size	1,305 ft²
Median bedrooms	3
Median year built	1984
Single family	65%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	4.5%
Owner occupied	69%
Company owned	17%
Median loan-to-value	47%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	40,250
Density	63 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	20
Homes occupied	77%
Bachelor's or higher	23%
Poverty rate	8.7%
Unemployment	0.9%
Average temp	42°F
Annual precip	26 in
Sunshine	55%

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.