

Itasca County, MN

County · MN · Minnesota

SELLER'S MARKET

\$259K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

917

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



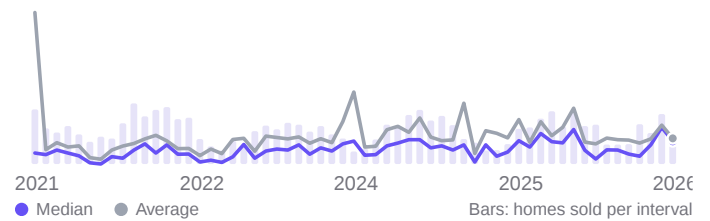
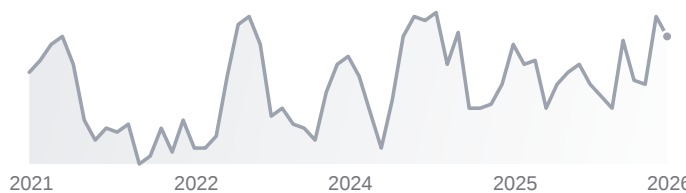
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$242K · Average \$256K

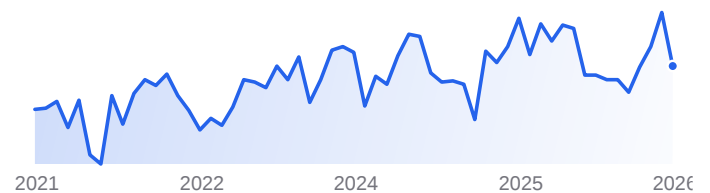
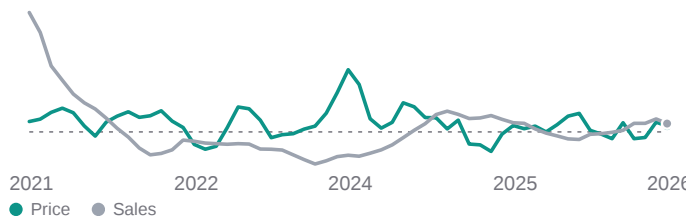


Growth (year over year)

Price +5.1% · Sales +7.4%

Price per square foot

\$204/ft²

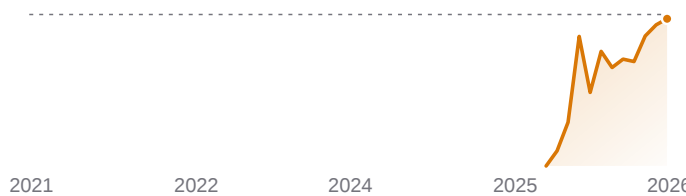


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

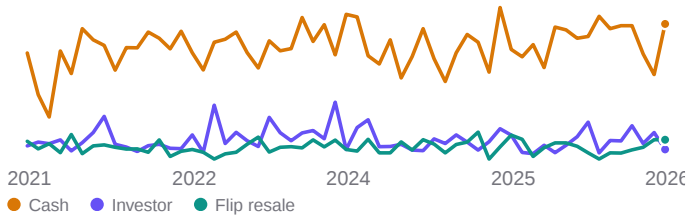
3.3%



BUYERS & OUTCOMES

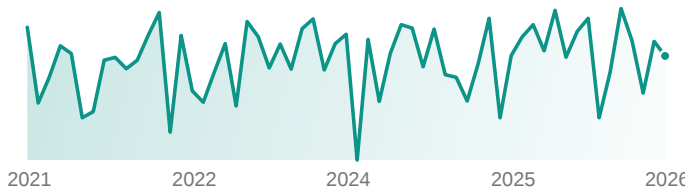
Buyer mix

Cash 52% · Investor 3.7% · Flip resale 7.4%



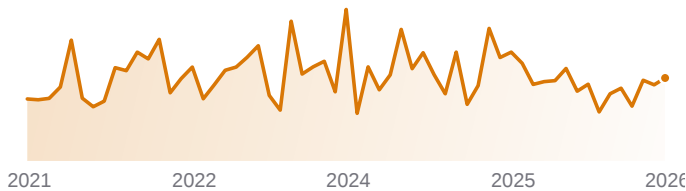
Sellers who sold at a gain

87%

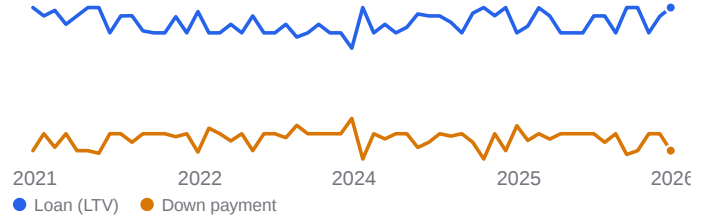


Median annualized return at resale

+5.7%

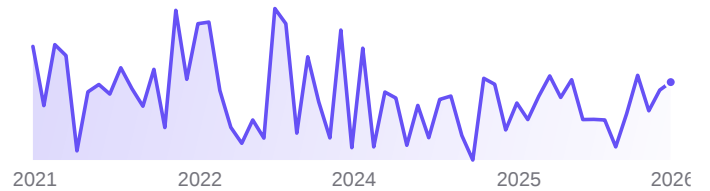


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



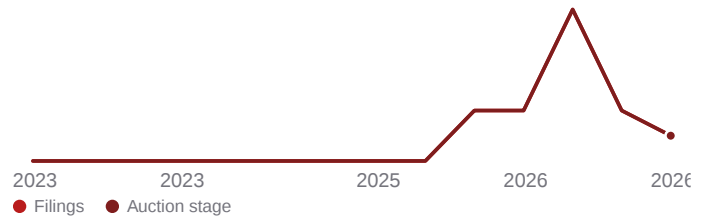
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	27,804
Median value (AVM)	\$190K
Median size	1,086 ft²
Median bedrooms	3
Median year built	1980
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	6.7%
Owner occupied	65%
Company owned	7.7%
Median loan-to-value	30%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	45,716
Density	17 / mi²
Median household income	\$66K
Average household income	\$83K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	11
Homes occupied	76%
Bachelor's or higher	15%
Poverty rate	13.9%
Unemployment	1.3%
Average temp	39°F
Annual precip	28 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.