

Kanabec County, MN

County · MN · Minnesota

BALANCED MARKET

\$265K

MEDIAN SALE PRICE

+13.0%

1-YR CHANGE

359

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

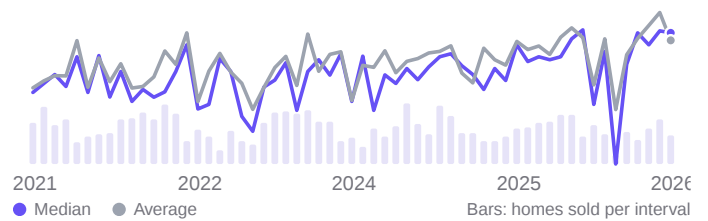
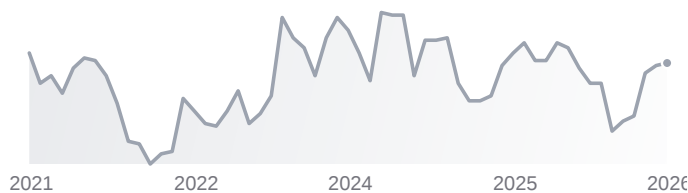
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$270K · Average \$257K

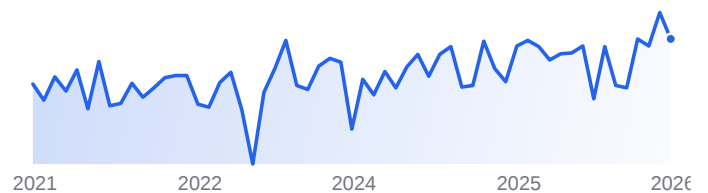
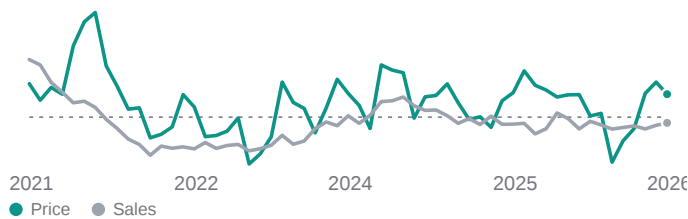


Growth (year over year)

Price +13.0% · Sales -3.2%

Price per square foot

\$226/ft²

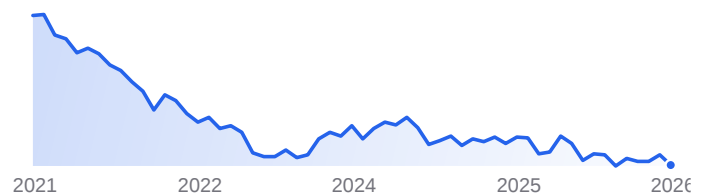
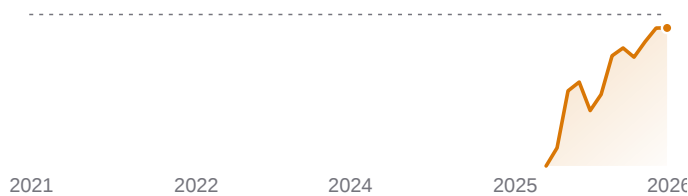


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

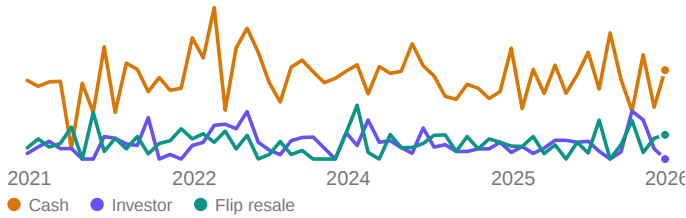
4.0%



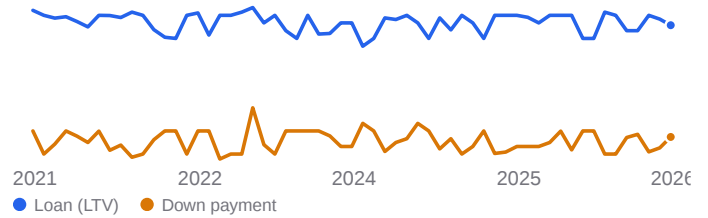
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 0% · Flip resale 12%

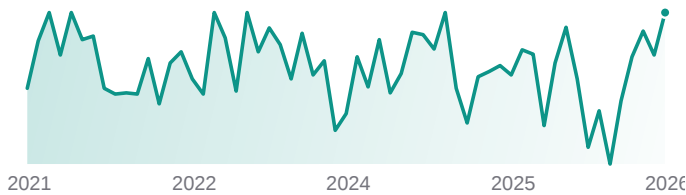


Financing (share of purchase price) Loan (LTV) 89% · Down payment 16%



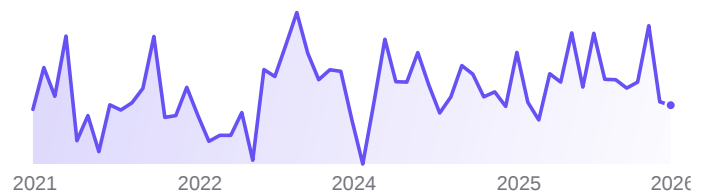
Sellers who sold at a gain

100%



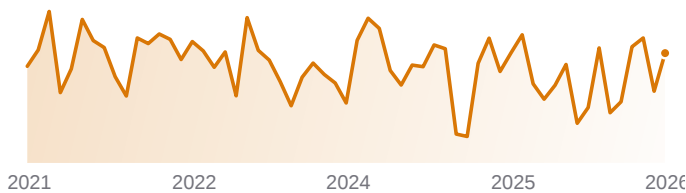
Typical hold before selling

3.7 yrs



Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,948
Median value (AVM)	\$190K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1982
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	8.0%
Owner occupied	66%
Company owned	10%
Median loan-to-value	52%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	16,737
Density	32 / mi²
Median household income	\$70K
Average household income	\$85K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	10
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	9.6%
Unemployment	1.7%
Average temp	42°F
Annual precip	29 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.