

# Nicollet County, MN

County · MN · Minnesota

BALANCED MARKET

\$295K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

462

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



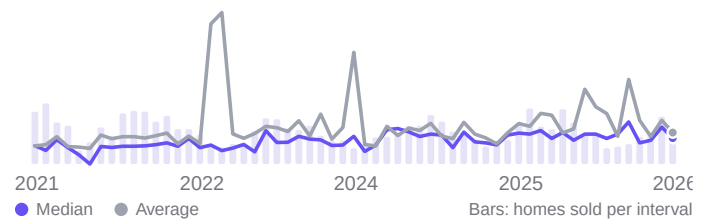
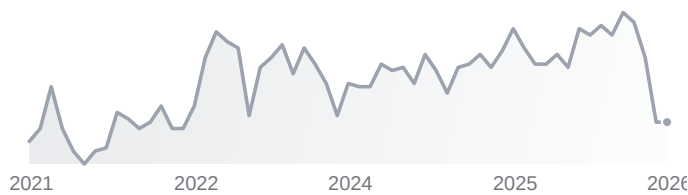
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$282K · Average \$307K

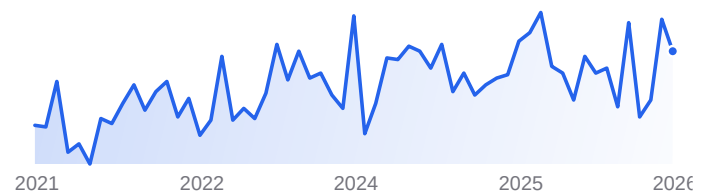
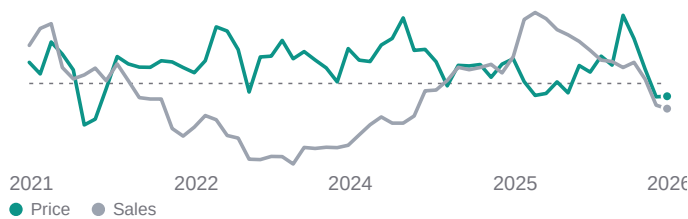


Growth (year over year)

Price -3.9% · Sales -7.6%

Price per square foot

\$210/ft²

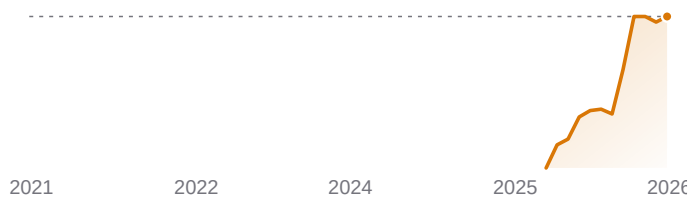


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

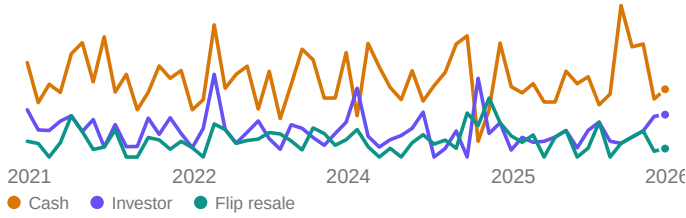
4.0%



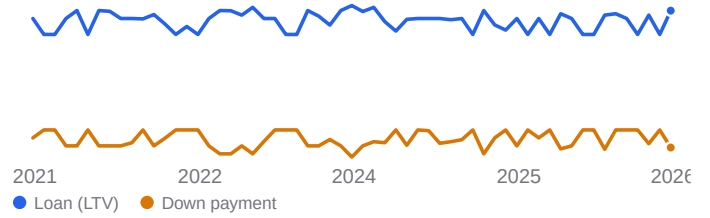
## BUYERS & OUTCOMES

### Buyer mix

Cash 21% · Investor 13% · Flip resale 2.6%

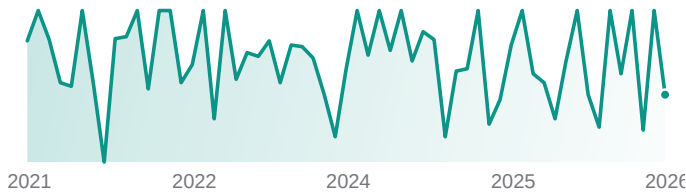


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.0%



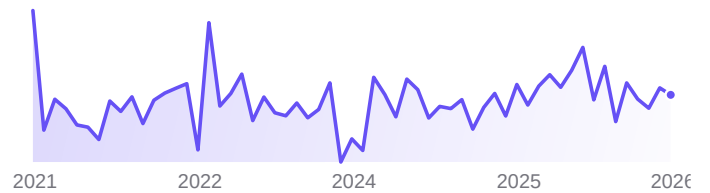
### Sellers who sold at a gain

89%



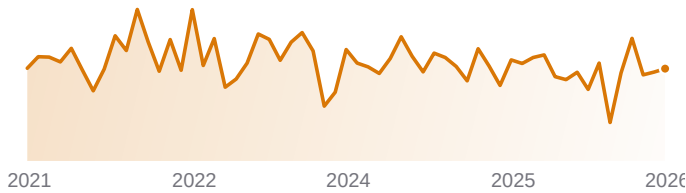
### Typical hold before selling

5.0 yrs



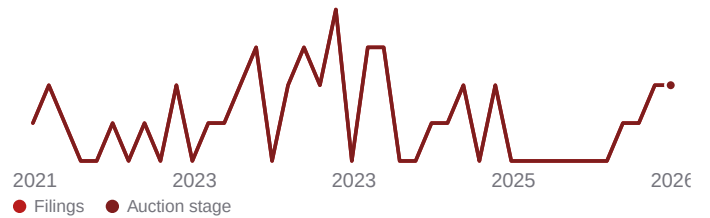
### Median annualized return at resale

+5.3%



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,494    |
| Median value (AVM) | \$257K    |
| Median size        | 1,482 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 82%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 38%      |
| Underwater (LTV 125% or more) | 5.5%     |
| Owner occupied                | 88%      |
| Company owned                 | 15%      |
| Median loan-to-value          | 65%      |
| Typical ownership tenure      | 17.0 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>34,625</b>   |
| Density                          | <b>77 / mi²</b> |
| Median household income          | <b>\$82K</b>    |
| Average household income         | <b>\$108K</b>   |
| Crime index (US avg 100)         | <b>101</b>      |
| Air pollution index (US avg 100) | <b>92</b>       |
| Earthquake index (US avg 100)    | <b>12</b>       |
| Homes occupied                   | <b>96%</b>      |
| Bachelor's or higher             | <b>24%</b>      |
| Poverty rate                     | <b>11.2%</b>    |
| Unemployment                     | <b>0.8%</b>     |
| Average temp                     | <b>45°F</b>     |
| Annual precip                    | <b>30 in</b>    |
| Sunshine                         | <b>55%</b>      |

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.