

Olmsted County, MN

County · MN · Minnesota

SELLER'S MARKET

\$357K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

2,600

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

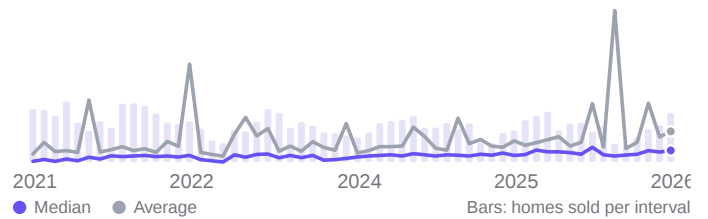
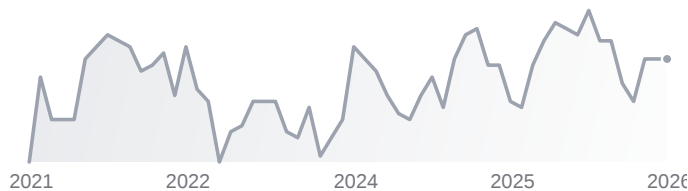
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$362K · Average \$522K

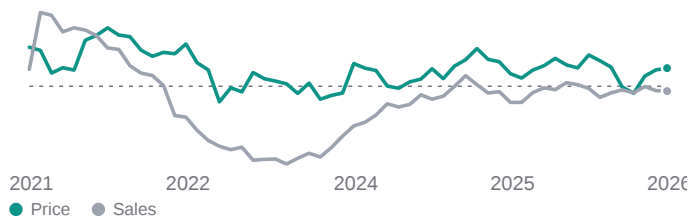


Growth (year over year)

Price +6.0% · Sales -1.6%

Price per square foot

\$284/ft²

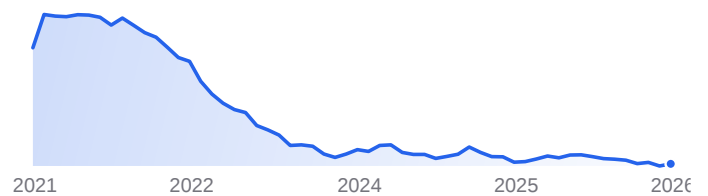
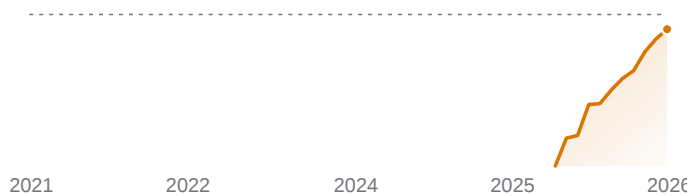


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

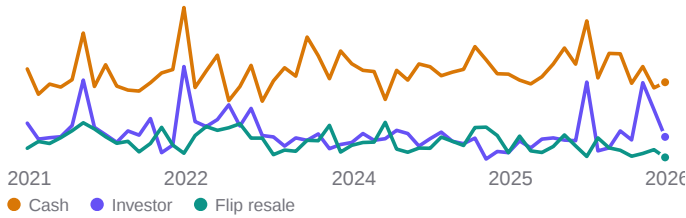
4.7%



BUYERS & OUTCOMES

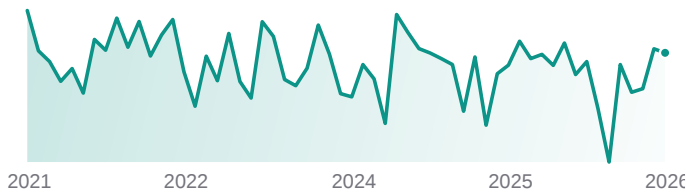
Buyer mix

Cash 20% · Investor 7.6% · Flip resale 2.9%



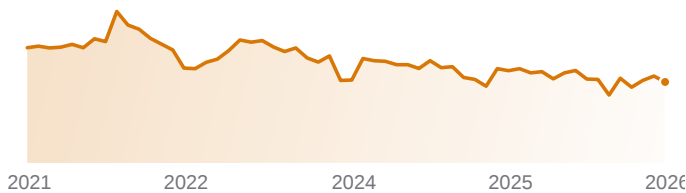
Sellers who sold at a gain

95%

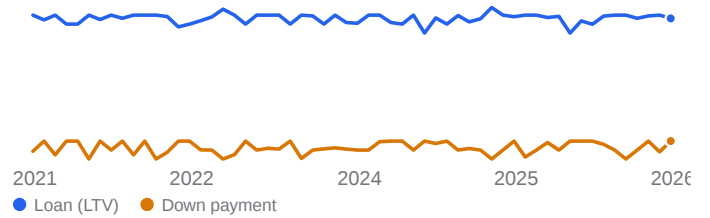


Median annualized return at resale

+4.9%

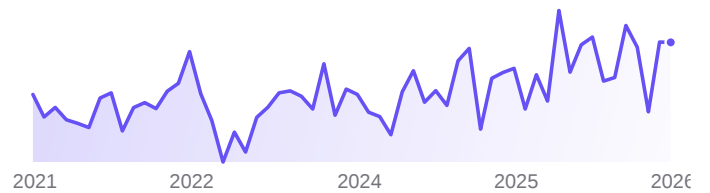


Financing (share of purchase price) Loan (LTV) 88% · Down payment 20%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	55,629
Median value (AVM)	\$305K
Median size	1,356 ft²
Median bedrooms	3
Median year built	1987
Single family	79%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.8%
Owner occupied	81%
Company owned	11%
Median loan-to-value	57%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	166,845
Density	255 / mi²
Median household income	\$92K
Average household income	\$122K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	12
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	7.8%
Unemployment	0.8%
Average temp	44°F
Annual precip	33 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.