

Sibley County, MN

County · MN · Minnesota

BALANCED MARKET

\$228K

MEDIAN SALE PRICE

74

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



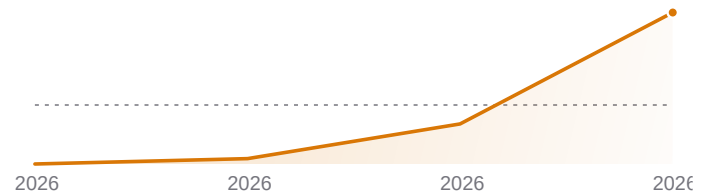
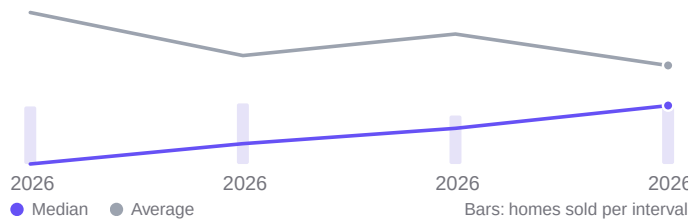
MARKET TRENDS (5 YEARS)

Sale prices

Median \$248K · Average \$287K

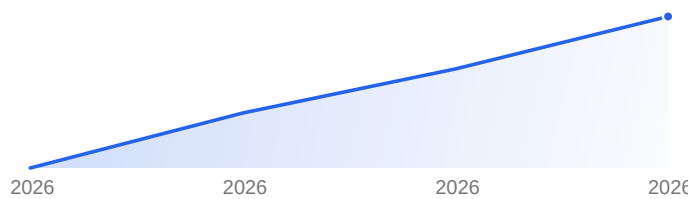
Sale premium vs estimated value

+1.0%



Annual turnover (share of homes sold)

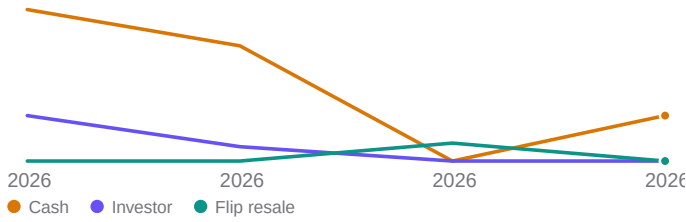
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 0% · Flip resale 0%



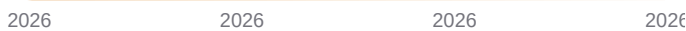
Sellers who sold at a gain

100%

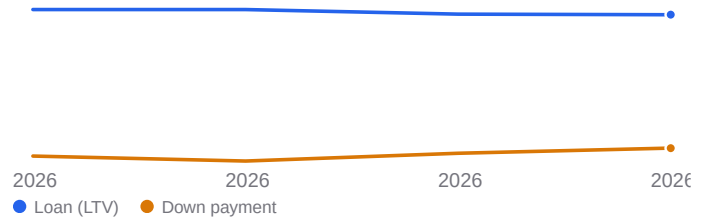


Median annualized return at resale

+6.0%



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



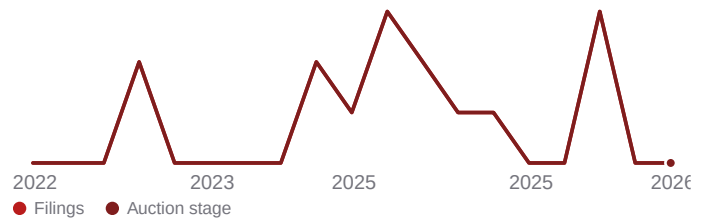
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,122
Median value (AVM)	\$235K
Median size	3,521 ft²
Median year built	2003
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	5.4%
Owner occupied	94%
Company owned	19%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	15,265
Density	26 / mi²
Median household income	\$76K
Average household income	\$93K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	14
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	10.2%
Unemployment	1.2%
Average temp	45°F
Annual precip	29 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.