

Wadena County, MN

County · MN · Minnesota

BALANCED MARKET

\$198K

MEDIAN SALE PRICE

+12.5%

1-YR CHANGE

218

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

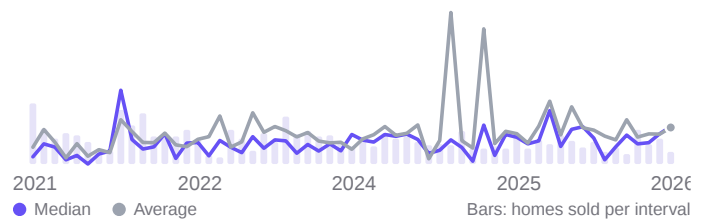
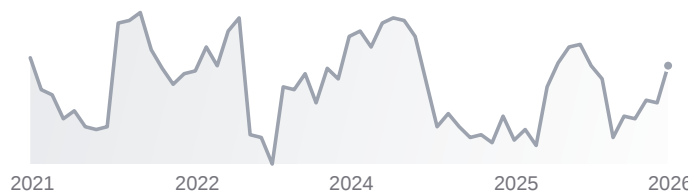
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$225K · Average \$222K

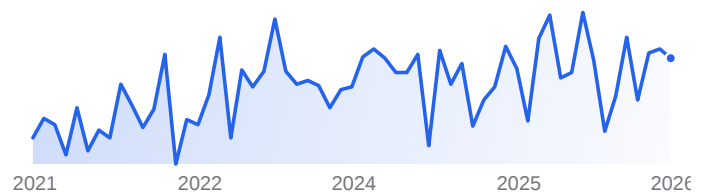
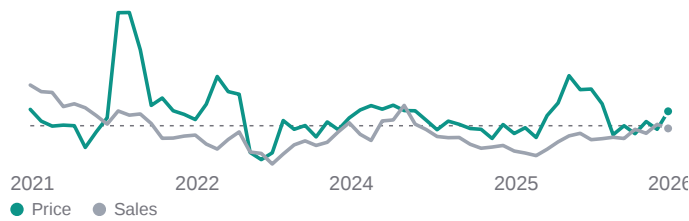


Growth (year over year)

Price +12.5% · Sales -2.2%

Price per square foot

\$176/ft²

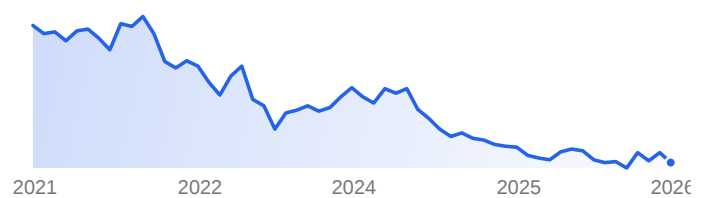
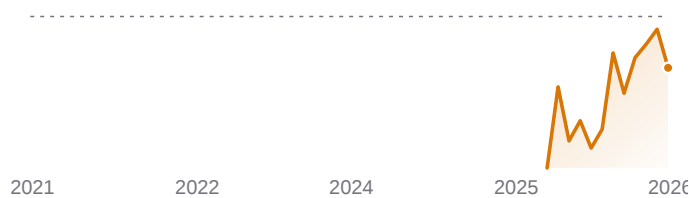


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

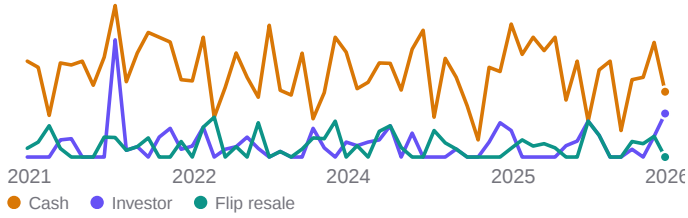
3.6%



BUYERS & OUTCOMES

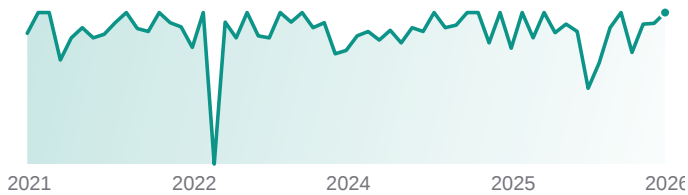
Buyer mix

Cash 27% · Investor 18% · Flip resale 0%



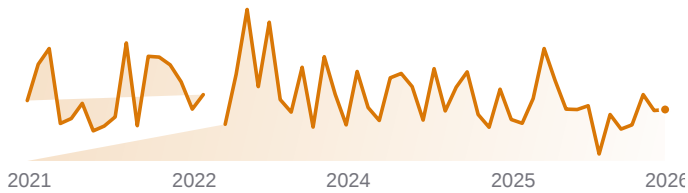
Sellers who sold at a gain

100%

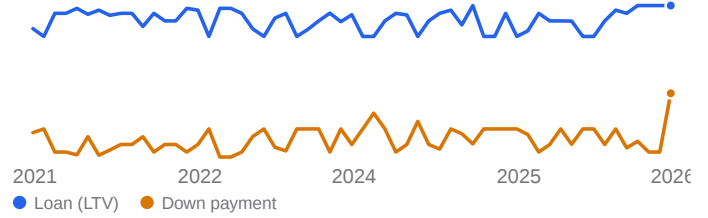


Median annualized return at resale

+6.7%

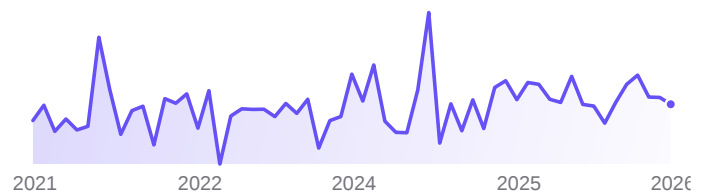


Financing (share of purchase price) Loan (LTV) 100% · Down payment 43%



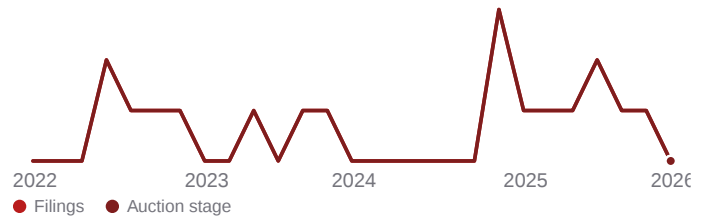
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,079
Median value (AVM)	\$148K
Median size	1,148 ft²
Median year built	1997
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	11%
Owner occupied	73%
Company owned	11%
Median loan-to-value	50%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	14,511
Density	27 / mi²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	18
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	9.9%
Unemployment	1.3%
Average temp	40°F
Annual precip	26 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.