

Menahga

City · MN · Minnesota > Wadena County

BALANCED MARKET

\$219K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

91

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



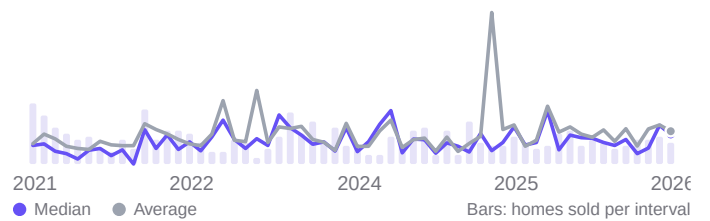
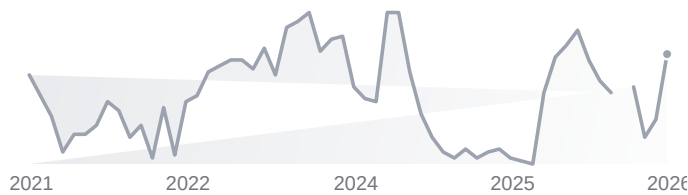
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$229K · Average \$251K

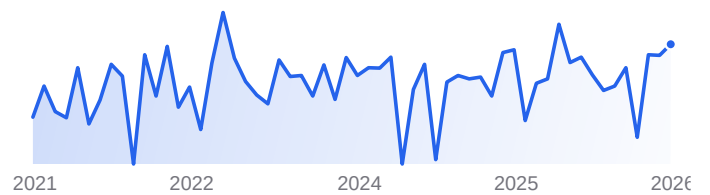
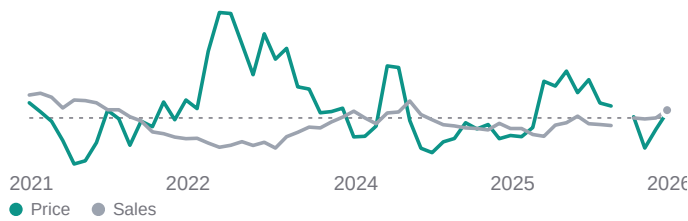


Growth (year over year)

Price +7.2% · Sales +9.6%

Price per square foot

\$234/ft²

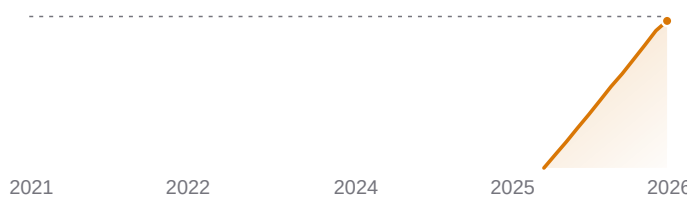


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

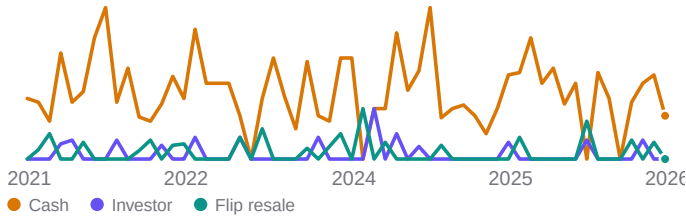
3.2%



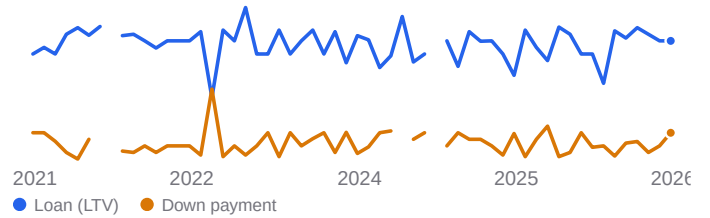
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 0%

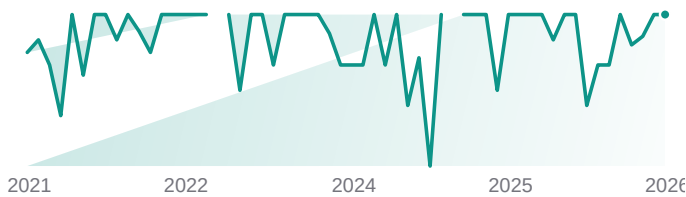


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



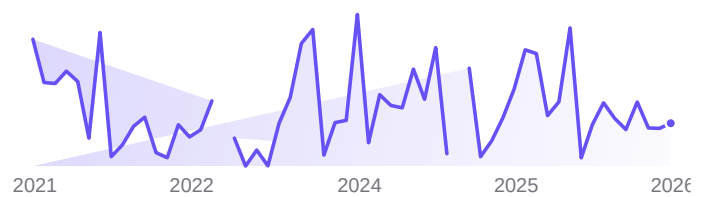
Sellers who sold at a gain

100%



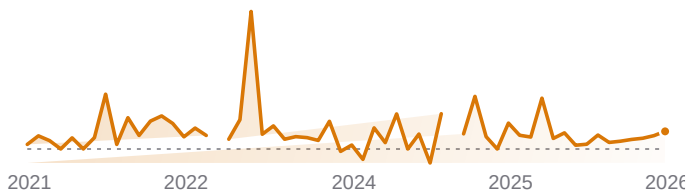
Typical hold before selling

5.1 yrs



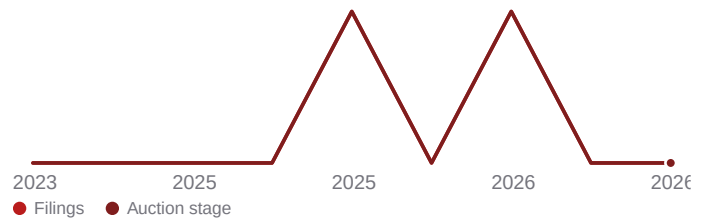
Median annualized return at resale

+8.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,867
Median value (AVM)	\$181K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1996
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	8.7%
Owner occupied	61%
Company owned	17%
Median loan-to-value	35%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	1,389
Density	375 / mi²
Median household income	\$59K
Average household income	\$66K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	19
Homes occupied	86%
Bachelor's or higher	19%
Poverty rate	8.6%
Unemployment	1.2%
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.