

Sauk Rapids

City · MN · Minnesota > Benton County

BALANCED MARKET

\$297K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

227

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



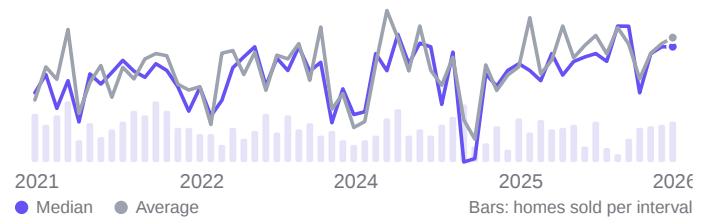
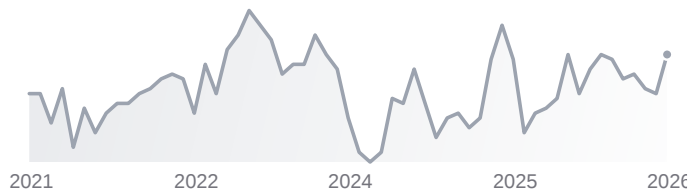
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$300K · Average \$313K

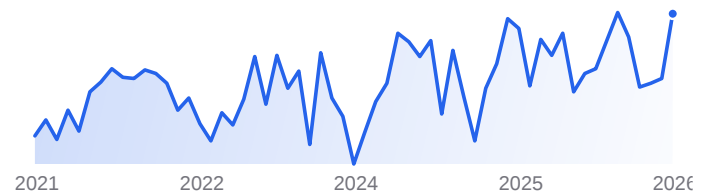
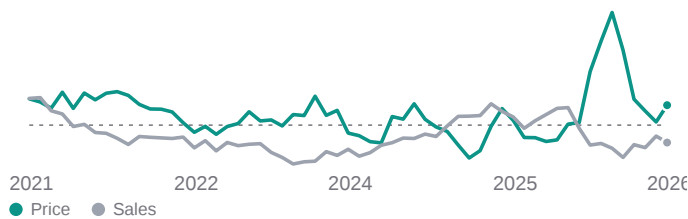


Growth (year over year)

Price +12.7% · Sales -11.0%

Price per square foot

\$272/ft²

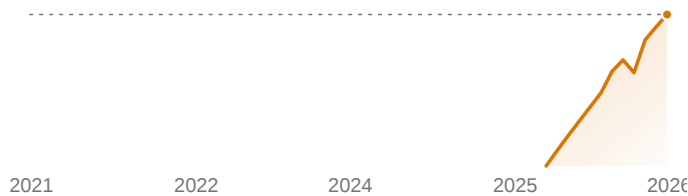


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

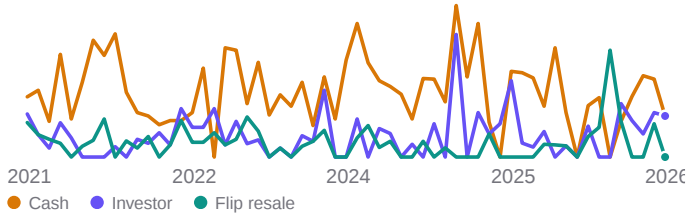
3.8%



BUYERS & OUTCOMES

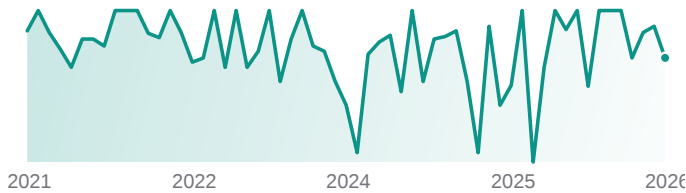
Buyer mix

Cash 15% · Investor 15% · Flip resale 0%



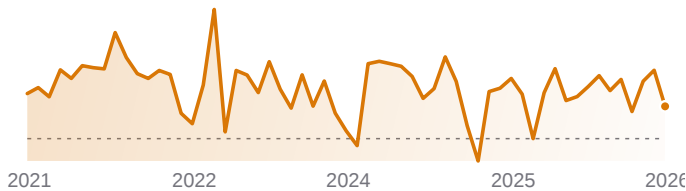
Sellers who sold at a gain

83%

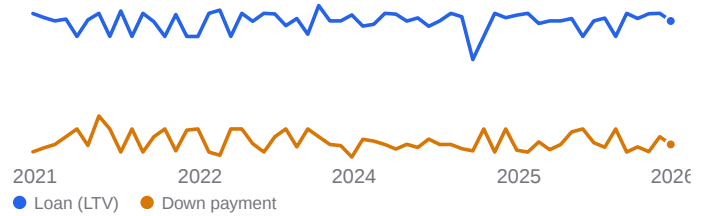


Median annualized return at resale

+3.4%

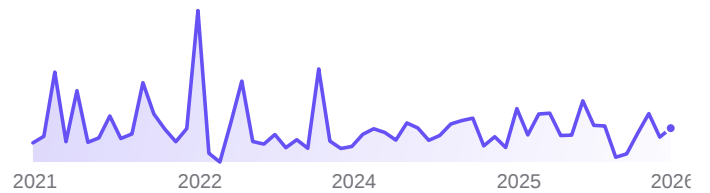


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



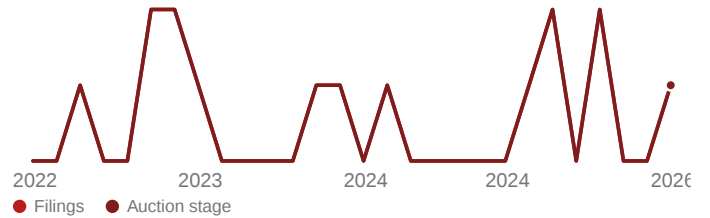
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,929
Median value (AVM)	\$196K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1989
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	11%
Owner occupied	83%
Company owned	15%
Median loan-to-value	69%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	14,101
Density	2,243 / mi²
Median household income	\$68K
Average household income	\$88K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	13
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	5.8%
Unemployment	1.3%
Average temp	43°F
Annual precip	28 in
Sunshine	58%

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.