

Kettle River

City · MN · Minnesota > Carlton County

STRONG BUYER'S MARKET

\$111K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



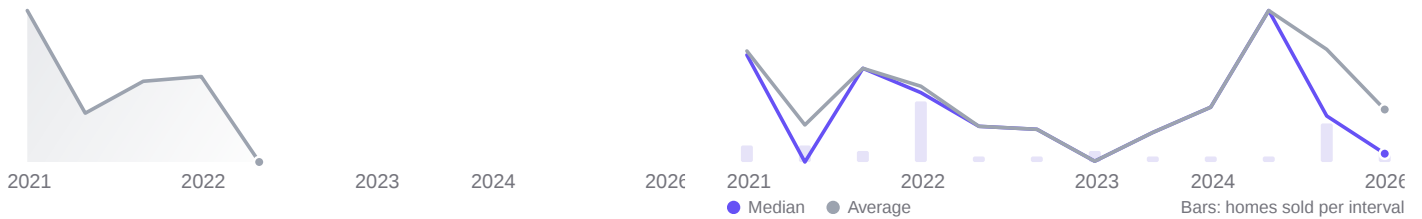
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$65K · Average \$138K



Growth (year over year)

Price +169.4% · Sales -75.0%

Price per square foot

\$80/ft²

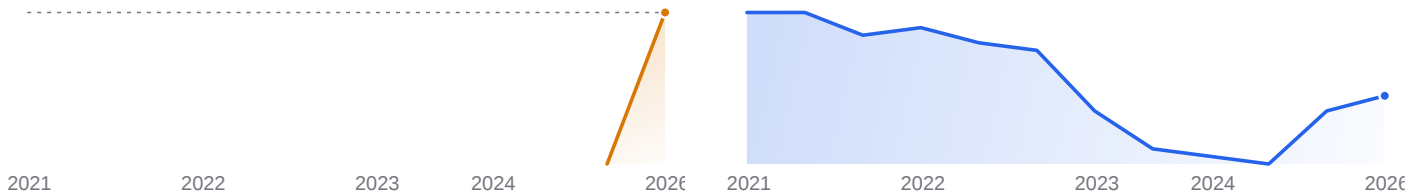


Sale premium vs estimated value

+0.0%

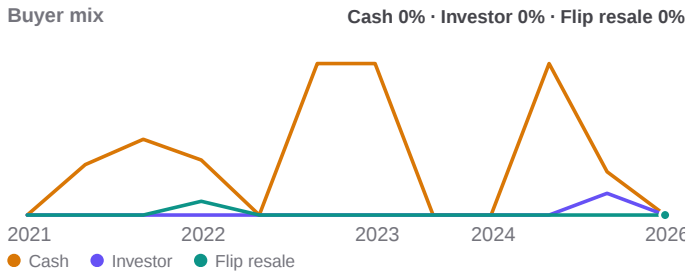
Annual turnover (share of homes sold)

2.2%

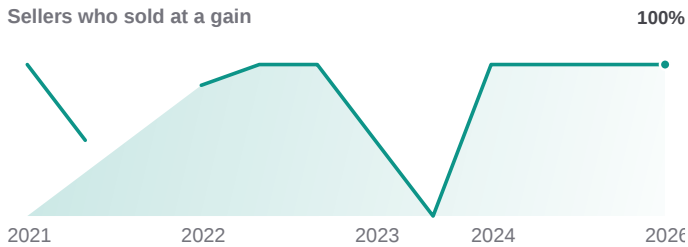


BUYERS & OUTCOMES

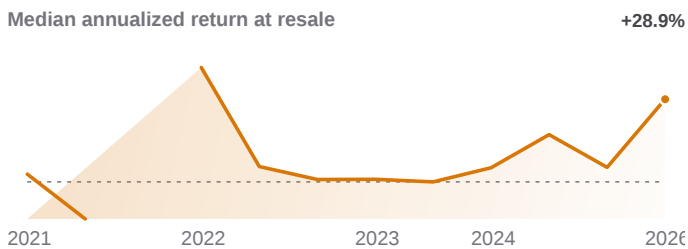
Buyer mix



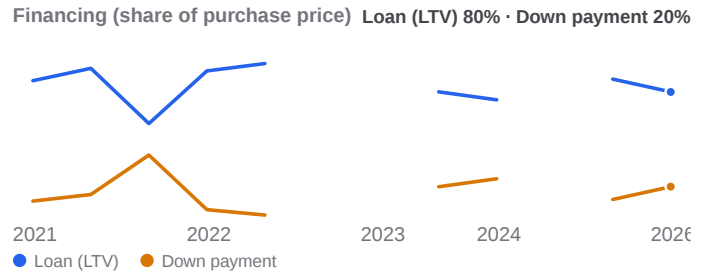
Sellers who sold at a gain



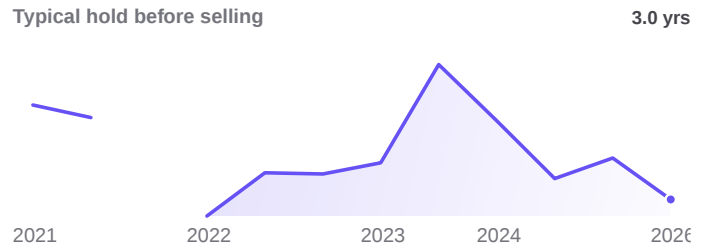
Median annualized return at resale



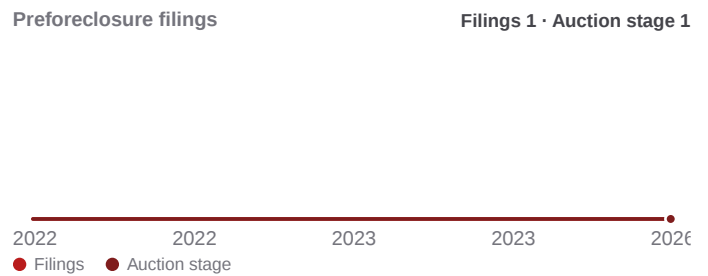
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	447
Median value (AVM)	\$156K
Median size	1,008 ft²
Median year built	1981
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	5.3%
Owner occupied	52%
Company owned	11%
Median loan-to-value	35%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	174
Density	450 / mi²
Median household income	\$68K
Average household income	\$73K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	14
Homes occupied	83%
Bachelor's or higher	17%
Poverty rate	10.9%
Unemployment	1.4%
Average temp	40°F
Annual precip	29 in
Sunshine	52%

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