

Chaska

City · MN · Minnesota > Carver County

BUYER'S MARKET

\$394K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

479

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



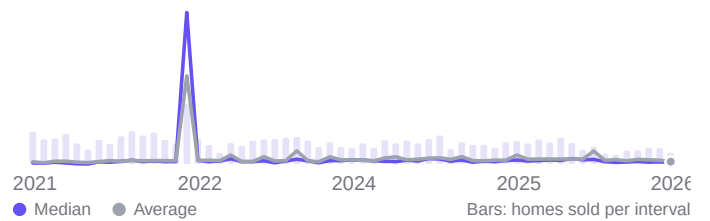
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$371K · Average \$425K

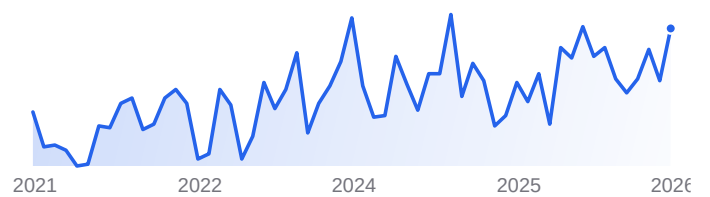
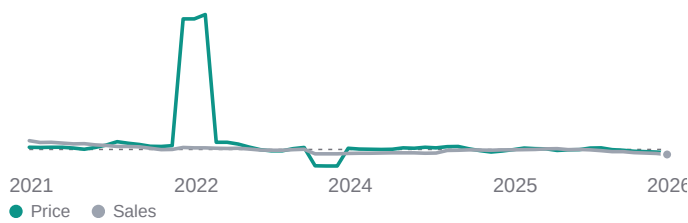


Growth (year over year)

Price -17.4% · Sales -25.6%

Price per square foot

\$278/ft²

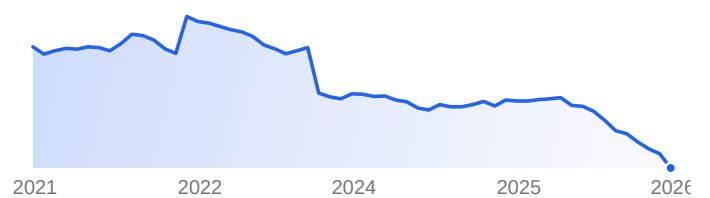


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

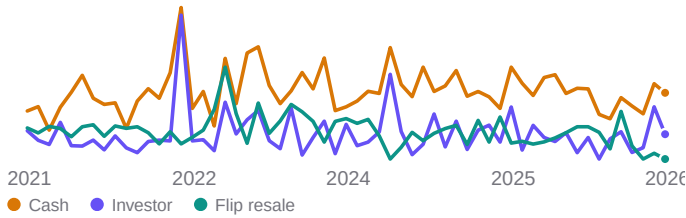
4.7%



BUYERS & OUTCOMES

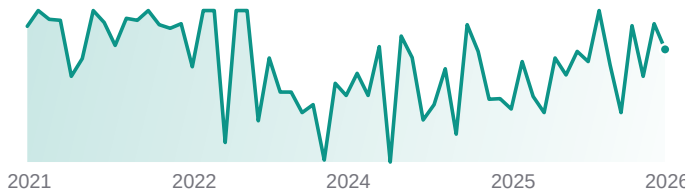
Buyer mix

Cash 29% · Investor 11% · Flip resale 0%



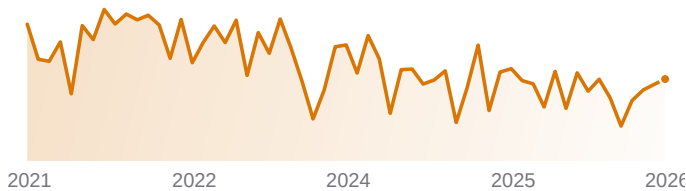
Sellers who sold at a gain

90%

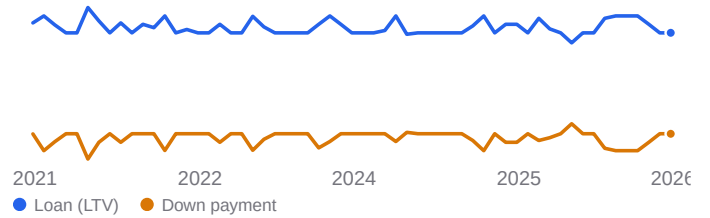


Median annualized return at resale

+4.2%

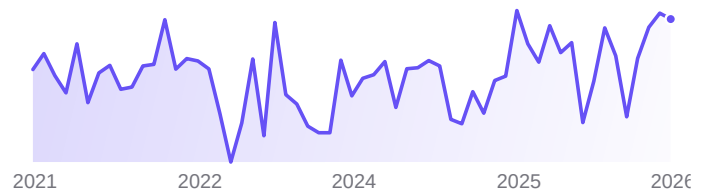


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



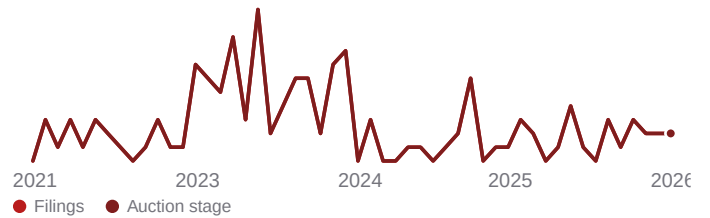
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,298
Median value (AVM)	\$342K
Median size	1,606 ft²
Median bedrooms	3
Median year built	1996
Single family	74%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	29%
Underwater (LTV 125% or more)	10%
Owner occupied	92%
Company owned	12%
Median loan-to-value	79%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	29,380
Density	1,726 / mi ²
Median household income	\$101K
Average household income	\$132K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	8
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	3.8%
Unemployment	1.0%
Average temp	45°F
Annual precip	30 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.