

Turtle River

City · MN · Minnesota > Beltrami County

\$165K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

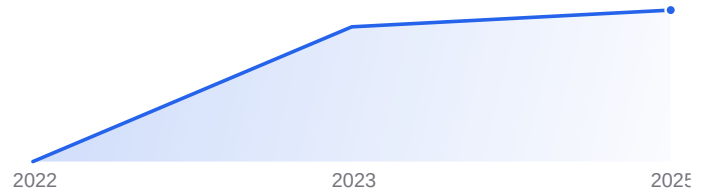
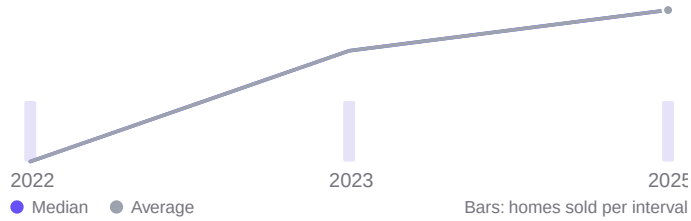
MARKET TRENDS (5 YEARS)

Sale prices

Median \$165K · Average \$165K

Price per square foot

\$176/ft²



Annual turnover (share of homes sold)

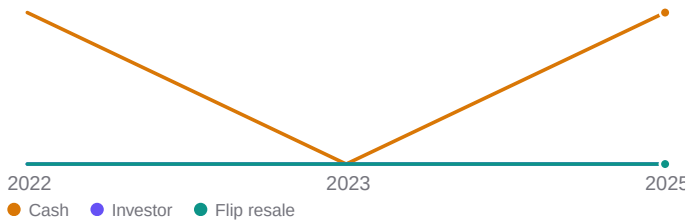
2.4%



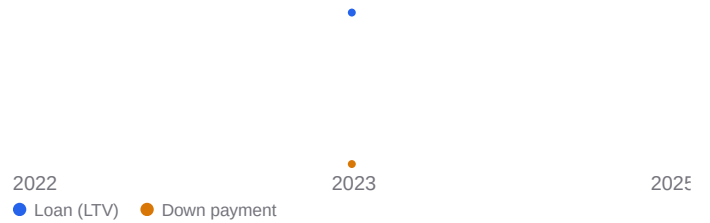
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



HOUSING STOCK

Homes	42
Median value (AVM)	\$187K
Median size	1,176 ft²
Median bedrooms	2
Median year built	1981
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.7%
Owner occupied	57%
Company owned	24%
Median loan-to-value	0%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	34
Density	32 / mi²
Median household income	\$94K
Average household income	\$103K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	12
Homes occupied	81%
Bachelor's or higher	31%

Poverty rate	6.3%
Unemployment	1.3%
Average temp	39°F
Annual precip	26 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.