

Pine City

City · MN · Minnesota > Pine County

STRONG BUYER'S MARKET

\$221K

MEDIAN SALE PRICE

-22.6%

1-YR CHANGE

140

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



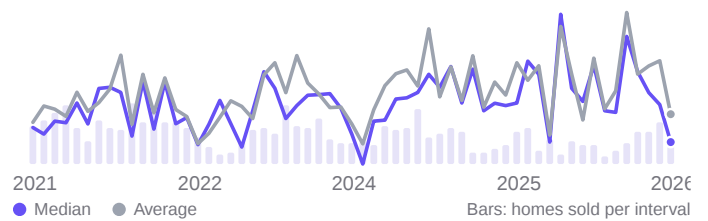
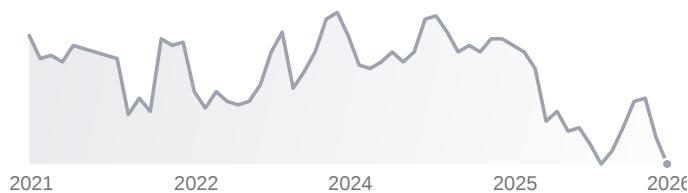
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

17 / 100

Sale prices

Median \$165K · Average \$218K

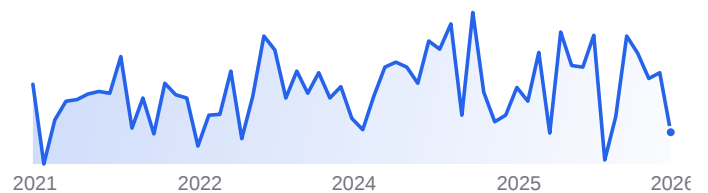
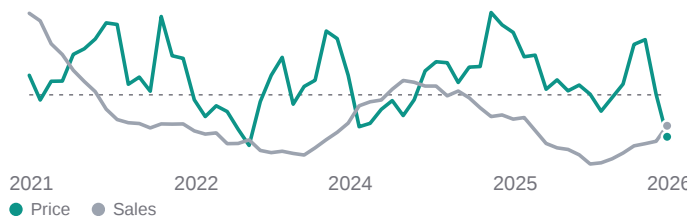


Growth (year over year)

Price -22.6% · Sales -16.7%

Price per square foot

\$148/ft²



Sale premium vs estimated value

-16.5%

Annual turnover (share of homes sold)

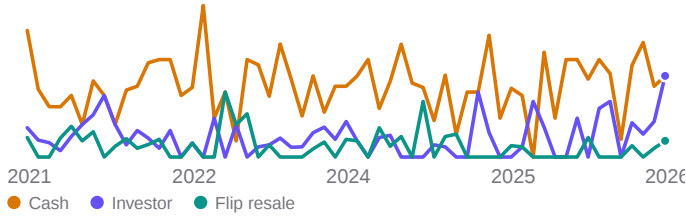
2.6%



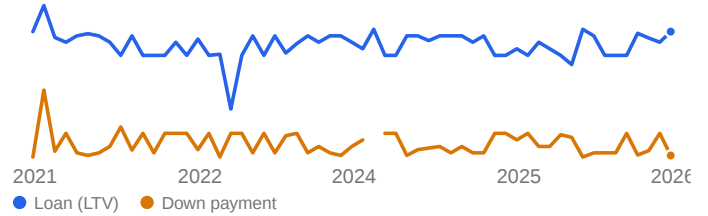
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 42% · Flip resale 8.3%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



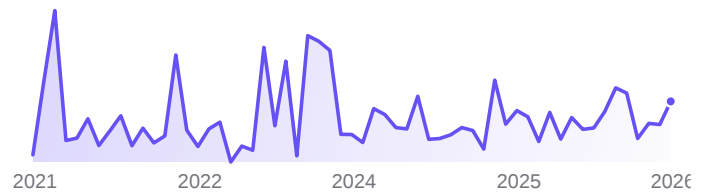
Sellers who sold at a gain

75%



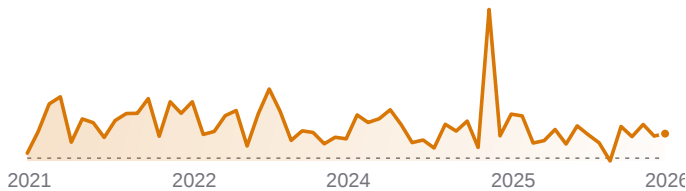
Typical hold before selling

5.9 yrs



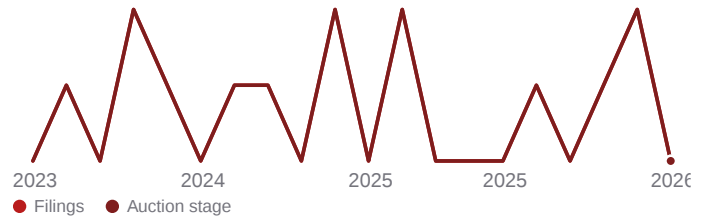
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,482
Median value (AVM)	\$208K
Median size	1,270 ft²
Median bedrooms	3
Median year built	1985
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	13%
Owner occupied	64%
Company owned	8.6%
Median loan-to-value	61%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	3,324
Density	867 / mi²
Median household income	\$55K
Average household income	\$80K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	13
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	9.8%
Unemployment	1.5%
Average temp	42°F
Annual precip	30 in
Sunshine	52%

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.