

Elk River

City · MN · Minnesota > Sherburne County

BUYER'S MARKET

\$391K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

731

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



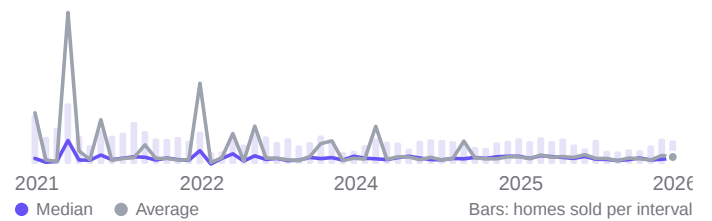
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$403K · Average \$419K

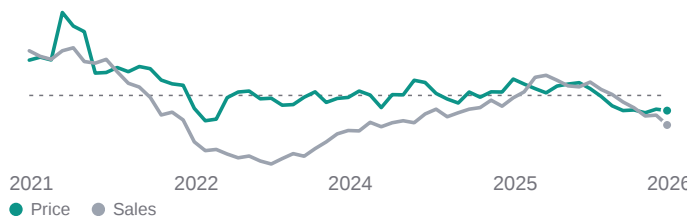


Growth (year over year)

Price -7.6% · Sales -14.8%

Price per square foot

\$311/ft²

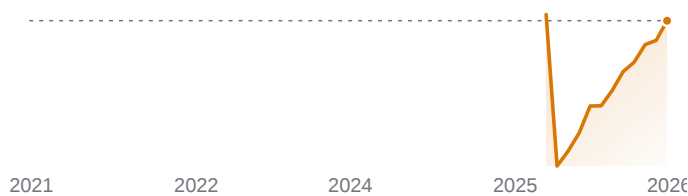


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

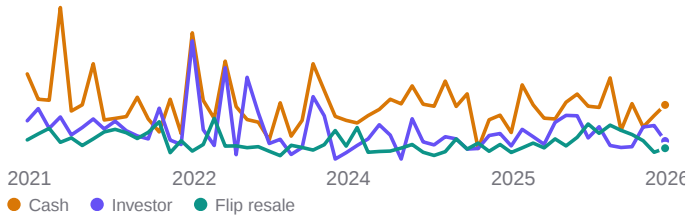
4.7%



BUYERS & OUTCOMES

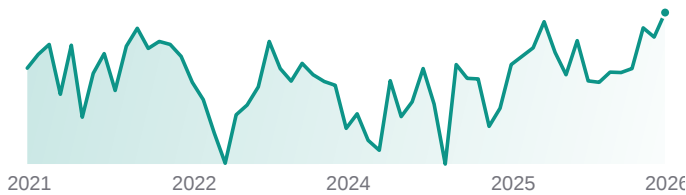
Buyer mix

Cash 20% · Investor 6.7% · Flip resale 4.0%



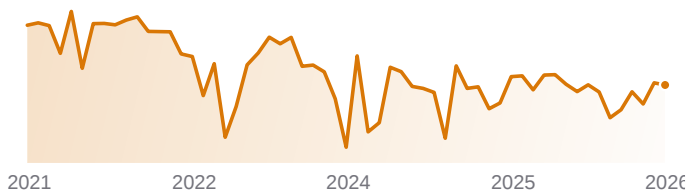
Sellers who sold at a gain

98%

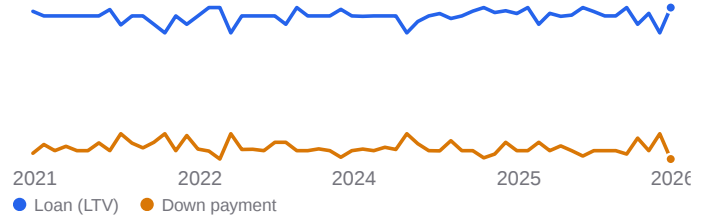


Median annualized return at resale

+4.3%

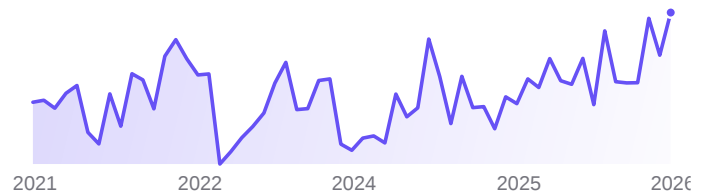


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	15,494
Median value (AVM)	\$268K
Median size	1,317 ft²
Median bedrooms	3
Median year built	2001
Single family	89%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	25%
Underwater (LTV 125% or more)	14%
Owner occupied	91%
Company owned	7.7%
Median loan-to-value	84%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	27,760
Density	656 / mi²
Median household income	\$102K
Average household income	\$120K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	9
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	4.9%
Unemployment	1.2%
Average temp	44°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.