

Comstock

City · MN · Minnesota > Clay County

\$60K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

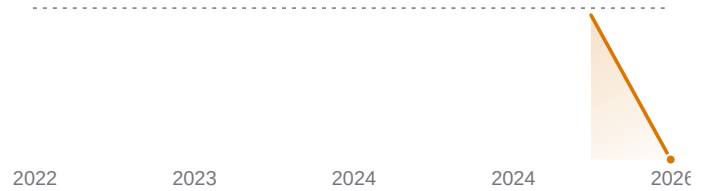
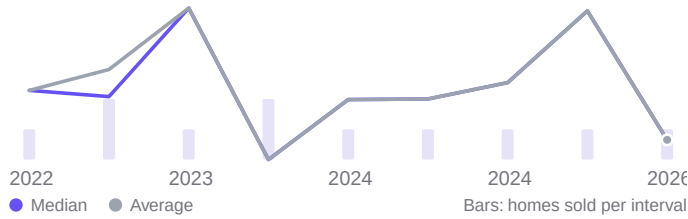
MARKET TRENDS (5 YEARS)

Sale prices

Median \$60K · Average \$60K

Sale premium vs estimated value

-23.6%



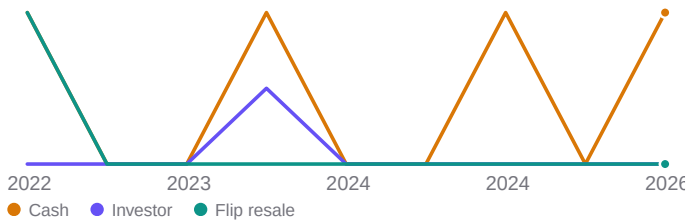
Annual turnover (share of homes sold)

3.5%



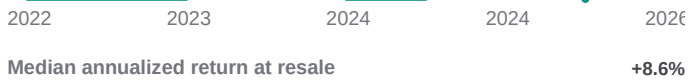
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

100%



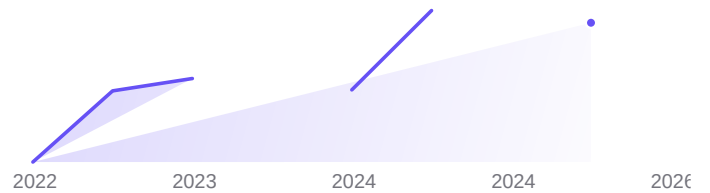
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.5%



Typical hold before selling

9.3 yrs



HOUSING STOCK

Homes	57
Median value (AVM)	\$162K
Median year built	1920
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	4.3%
Owner occupied	85%
Company owned	3.5%
Median loan-to-value	49%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	101
Density	439 / mi²
Median household income	\$105K
Average household income	\$119K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	15
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	16.8%
Unemployment	1.4%
Average temp	41°F
Annual precip	23 in
Sunshine	59%

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.