

Brook Park 55007

ZIP code · MN · Minnesota > Pine County > Brook Park

BUYER'S MARKET

\$170K

MEDIAN SALE PRICE

-9.8%

1-YR CHANGE

56

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



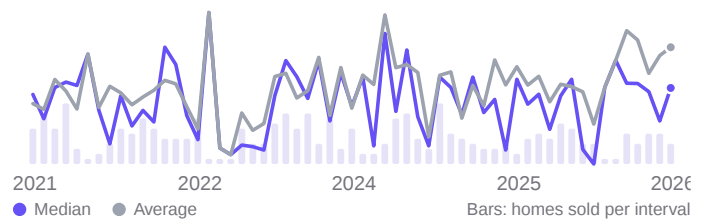
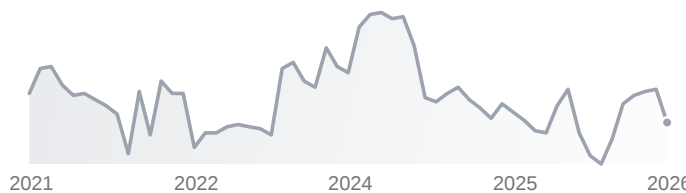
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$199K · Average \$297K

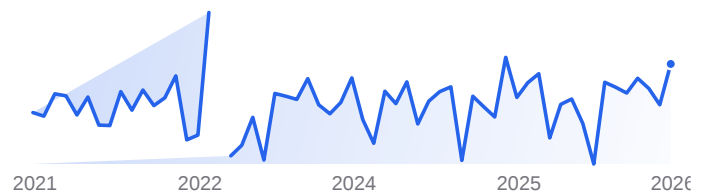
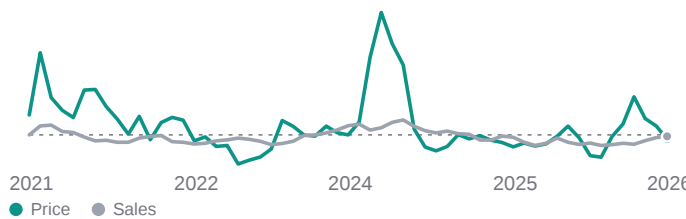


Growth (year over year)

Price -9.8% · Sales -3.4%

Price per square foot

\$261/ft²

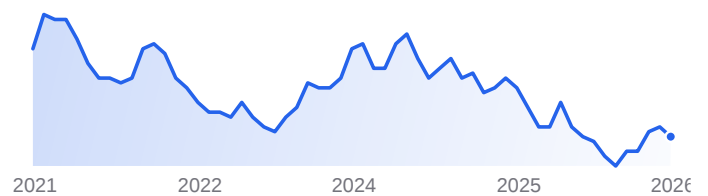


Sale premium vs estimated value

+48.4%

Annual turnover (share of homes sold)

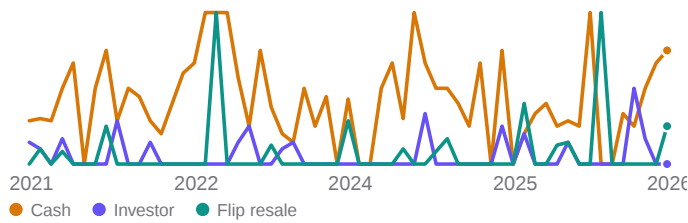
3.6%



BUYERS & OUTCOMES

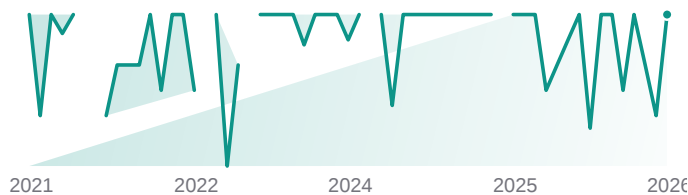
Buyer mix

Cash 75% · Investor 0% · Flip resale 25%



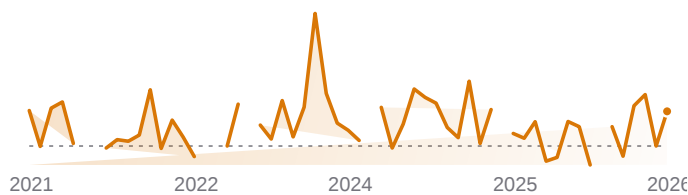
Sellers who sold at a gain

100%

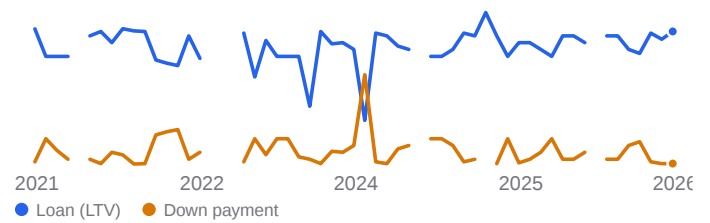


Median annualized return at resale

+9.1%

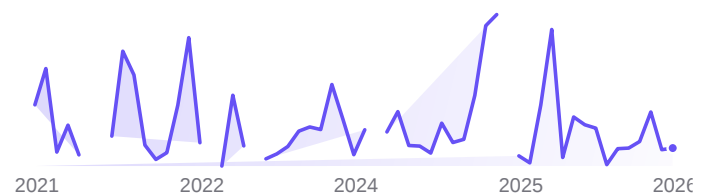


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



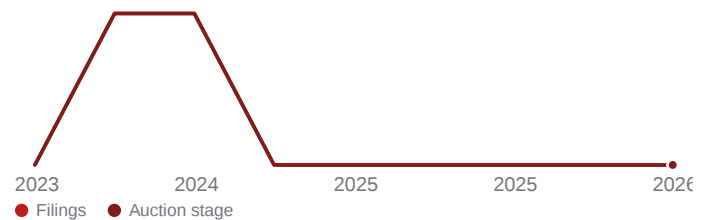
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,572
Median value (AVM)	\$188K
Median size	1,212 ft²
Median bedrooms	3
Median year built	1983
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	8.8%
Owner occupied	62%
Company owned	7.1%
Median loan-to-value	49%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	2,369
Density	20 / mi²
Median household income	\$65K
Average household income	\$82K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	15
Homes occupied	81%
Bachelor's or higher	7%
Poverty rate	9.0%
Unemployment	1.7%
Average temp	41°F
Annual precip	30 in
Sunshine	56%

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.