

Forest Lake 55025

ZIP code · MN · Minnesota > Anoka County > Forest Lake

BALANCED MARKET

\$412K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

339

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



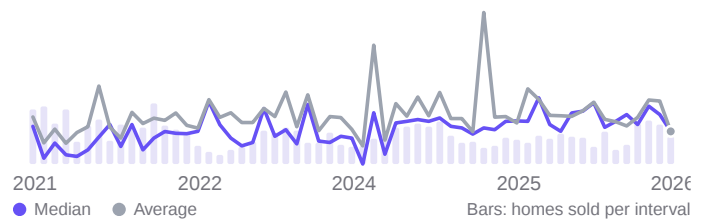
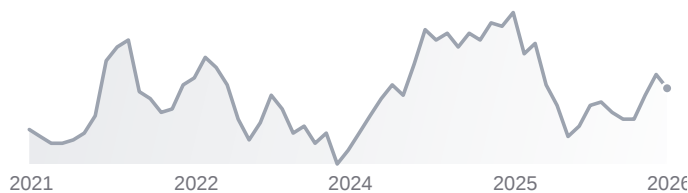
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$370K · Average \$370K

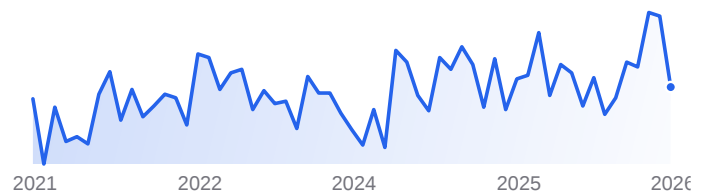
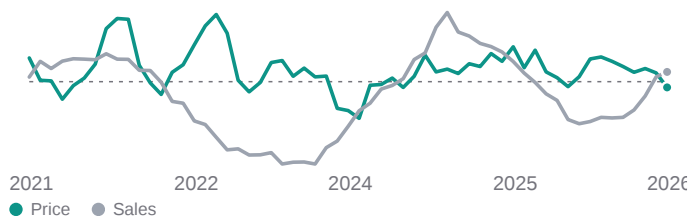


Growth (year over year)

Price -2.8% · Sales +5.0%

Price per square foot

\$267/ft²

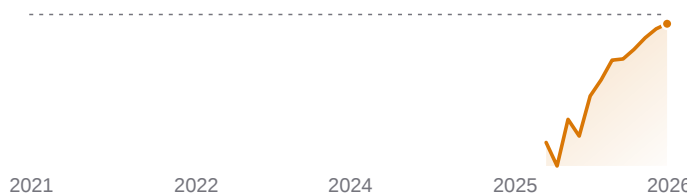


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

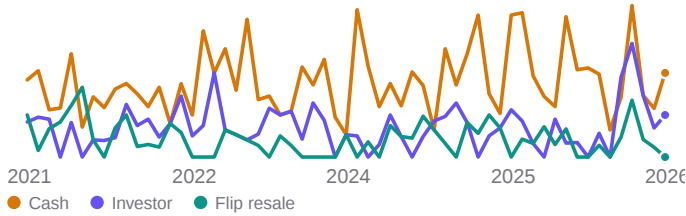
3.5%



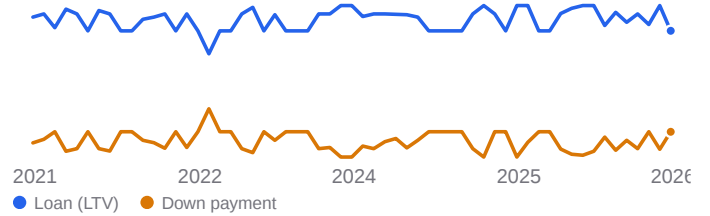
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 11% · Flip resale 0%

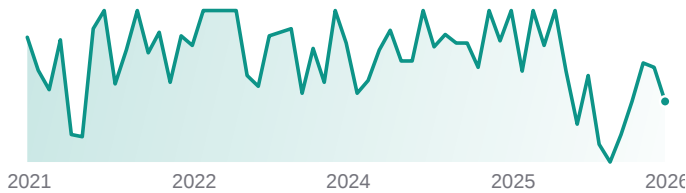


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



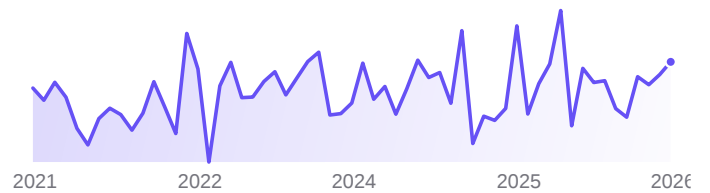
Sellers who sold at a gain

80%



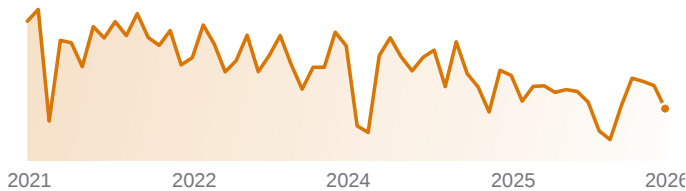
Typical hold before selling

7.7 yrs



Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,615
Median value (AVM)	\$302K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1990
Single family	93%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	7.7%
Owner occupied	89%
Company owned	15%
Median loan-to-value	70%

Typical ownership tenure

11.6 yrs

COMMUNITY

Population	28,297
Density	331 / mi²
Median household income	\$104K
Average household income	\$116K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	12
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	6.1%
Unemployment	1.0%
Average temp	44°F
Annual precip	32 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.