

Grasston 55030

ZIP code · MN · Minnesota > Pine County > Grasston

BALANCED MARKET

\$194K

MEDIAN SALE PRICE

-22.4%

1-YR CHANGE

33

SALES (12 MO)

\$218K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



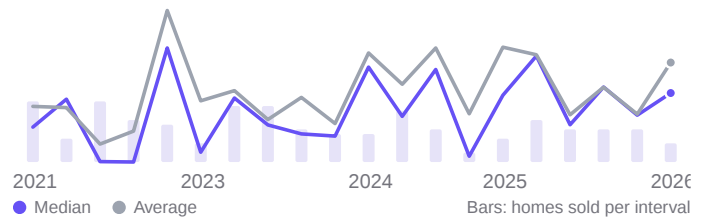
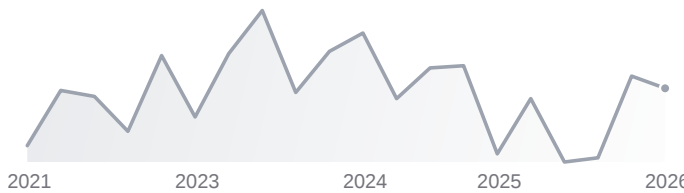
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$225K · Average \$281K

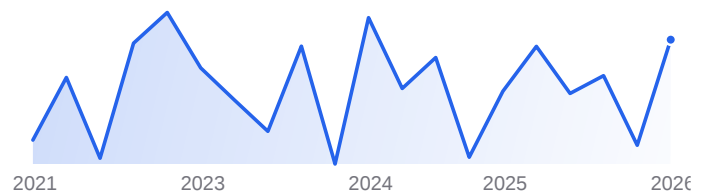
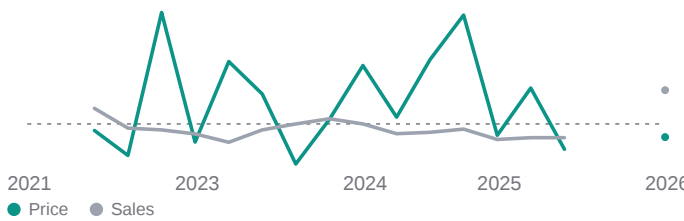


Growth (year over year)

Price -22.4% · Sales +57.1%

Price per square foot

\$234/ft²



Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

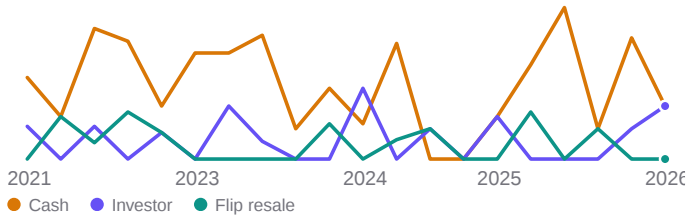
3.9%



BUYERS & OUTCOMES

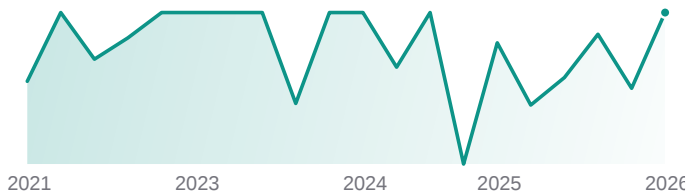
Buyer mix

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



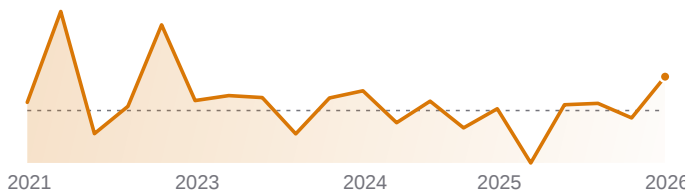
Sellers who sold at a gain

100%

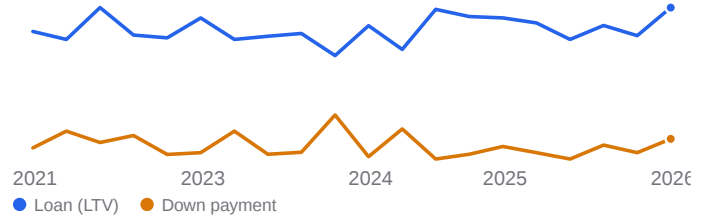


Median annualized return at resale

+25.0%

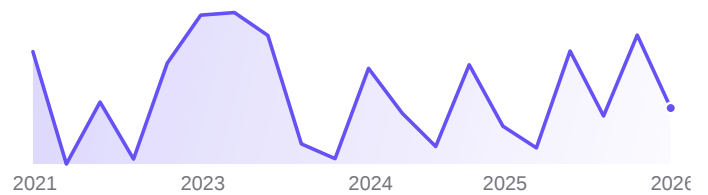


Financing (share of purchase price) Loan (LTV) 101% · Down payment 15%



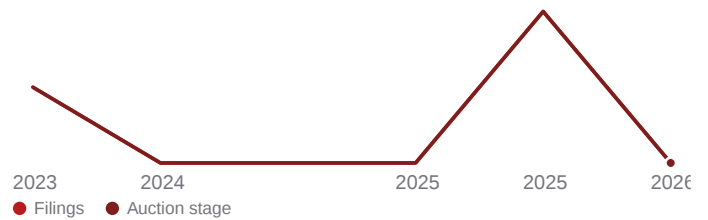
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	853
Median value (AVM)	\$218K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1990
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	9.1%
Owner occupied	67%
Company owned	9.6%
Median loan-to-value	49%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	1,474
Density	37 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	9
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	7.9%
Unemployment	1.9%
Average temp	42°F
Annual precip	30 in
Sunshine	53%

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.