

Marine on Saint Croix 55047

ZIP code · MN · Minnesota > Washington County

BUYER'S MARKET

\$689K

MEDIAN SALE PRICE

24

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



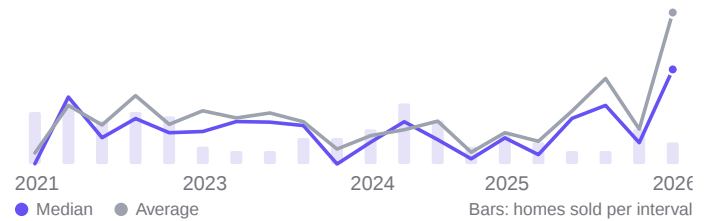
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$1.1M · Average \$1.5M

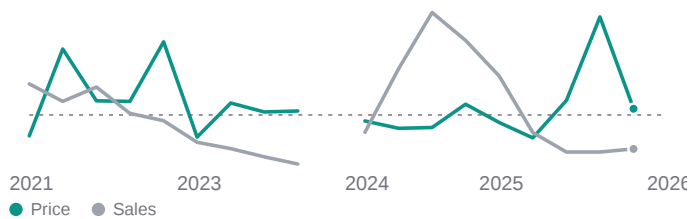


Growth (year over year)

Price +8.2% · Sales -45.7%

Price per square foot

\$590/ft²

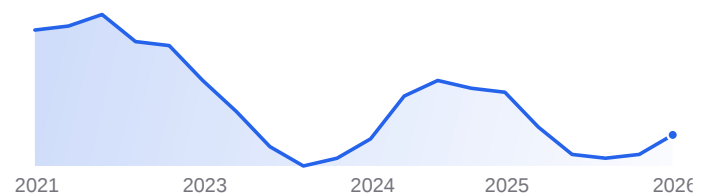
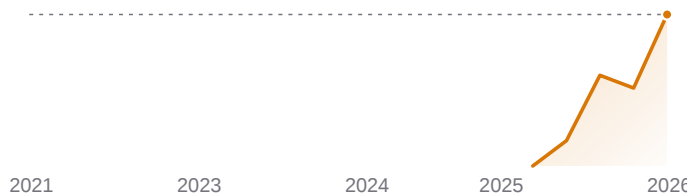


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

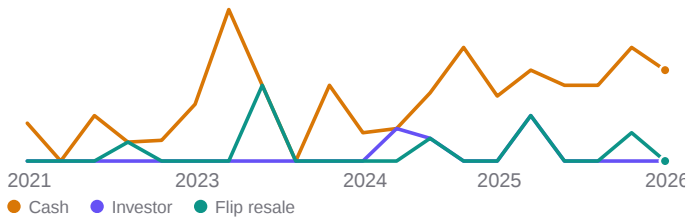
1.6%



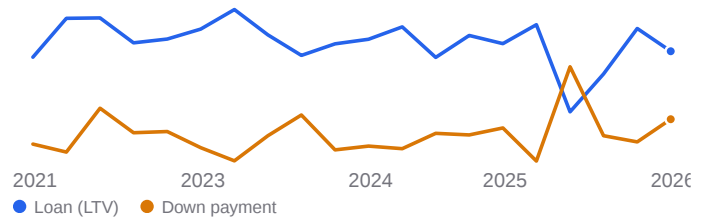
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

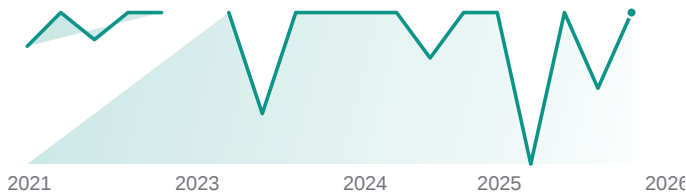


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



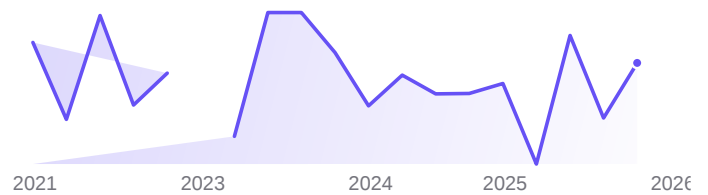
Sellers who sold at a gain

100%



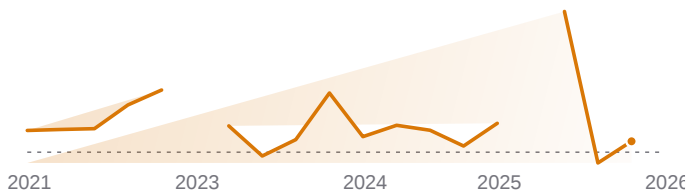
Typical hold before selling

7.8 yrs



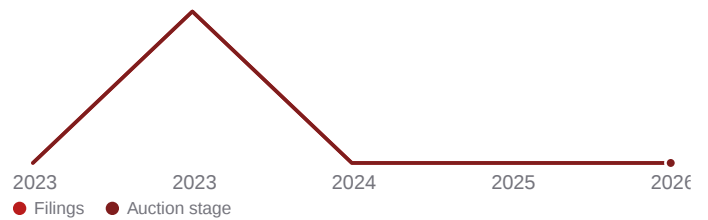
Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,530
Median value (AVM)	\$450K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1975
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	5.4%
Owner occupied	83%
Company owned	19%
Median loan-to-value	43%
Typical ownership tenure	24.1 yrs

COMMUNITY

Population	3,501
Density	100 / mi²
Median household income	\$116K
Average household income	\$169K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	14
Homes occupied	88%
Bachelor's or higher	37%
Poverty rate	2.5%
Unemployment	0.7%
Average temp	44°F
Annual precip	32 in
Sunshine	58%

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.