

# Sandstone 55072

ZIP code · MN · Minnesota > Pine County > Sandstone

STRONG BUYER'S MARKET

\$227K

MEDIAN SALE PRICE

-18.9%

1-YR CHANGE

55

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



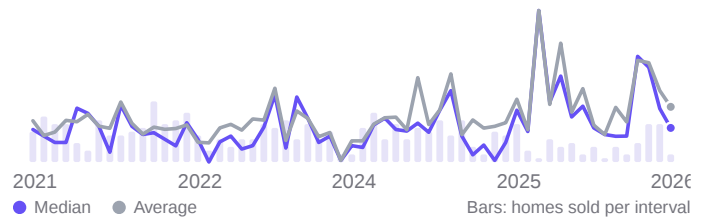
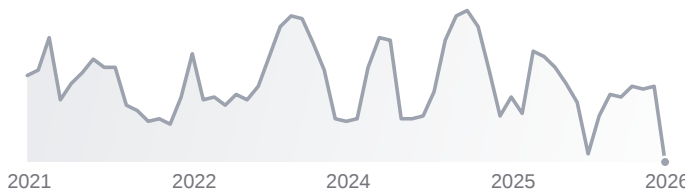
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$145K · Average \$210K

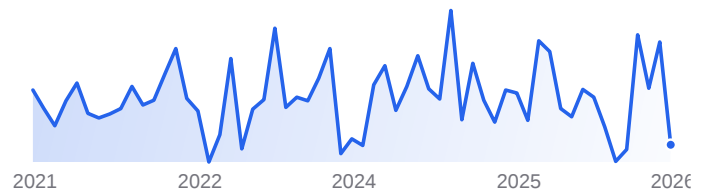
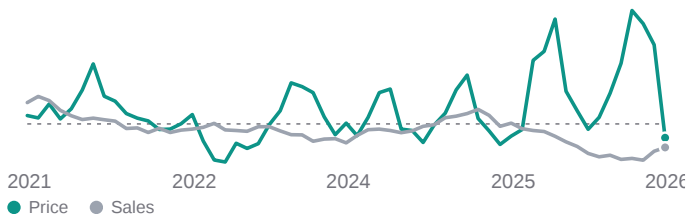


Growth (year over year)

Price -18.9% · Sales -32.1%

Price per square foot

\$67/ft²



Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

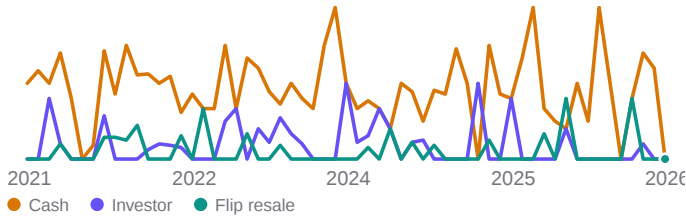
2.0%



## BUYERS & OUTCOMES

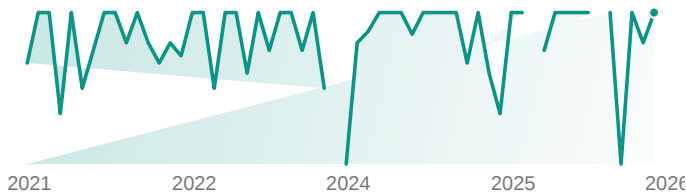
### Buyer mix

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



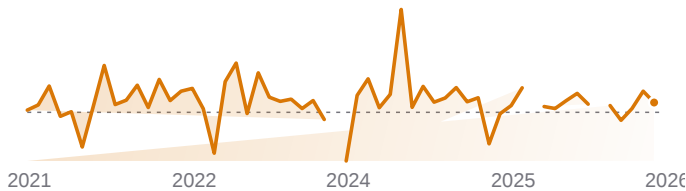
### Sellers who sold at a gain

100%

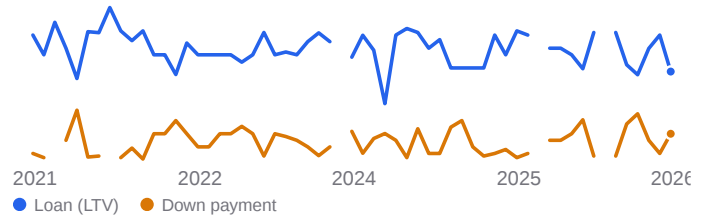


### Median annualized return at resale

+5.3%

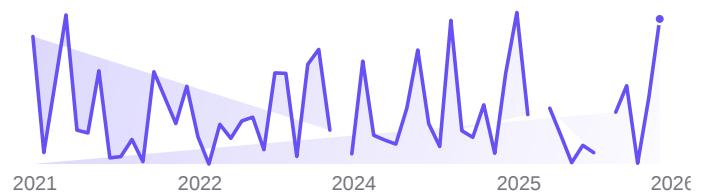


### Financing (share of purchase price) Loan (LTV) 67% · Down payment 20%



### Typical hold before selling

15.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,775     |
| Median value (AVM) | \$152K    |
| Median size        | 1,080 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1983      |
| Single family      | 54%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 55%      |
| Underwater (LTV 125% or more) | 11%      |
| Owner occupied                | 41%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 39%      |
| Typical ownership tenure      | 11.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 4,910    |
| Density                          | 16 / mi² |
| Median household income          | \$57K    |
| Average household income         | \$74K    |
| Crime index (US avg 100)         | 120      |
| Air pollution index (US avg 100) | 92       |
| Earthquake index (US avg 100)    | 11       |
| Homes occupied                   | 61%      |
| Bachelor's or higher             | 10%      |
| Poverty rate                     | 13.3%    |
| Unemployment                     | 1.3%     |
| Average temp                     | 41°F     |
| Annual precip                    | 31 in    |
| Sunshine                         | 53%      |

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.