

Shafer 55074

ZIP code · MN · Minnesota > Chisago County > Shafer

BALANCED MARKET

\$259K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



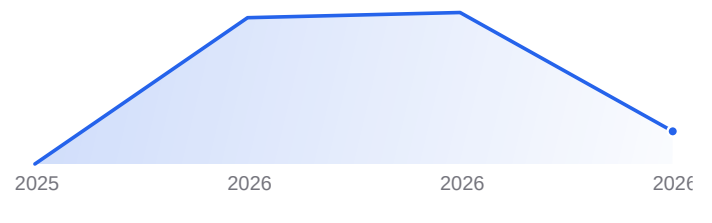
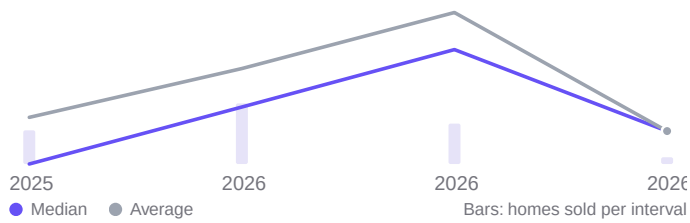
MARKET TRENDS (5 YEARS)

Sale prices

Median \$160K · Average \$160K

Price per square foot

\$119/ft²

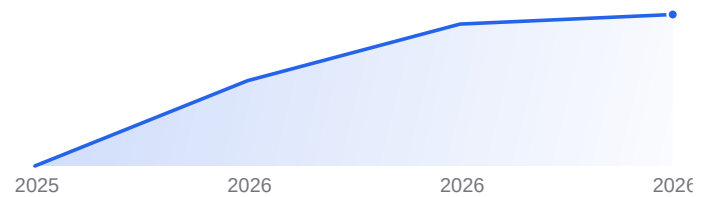
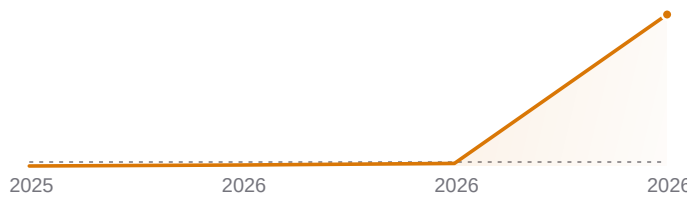


Sale premium vs estimated value

+54.7%

Annual turnover (share of homes sold)

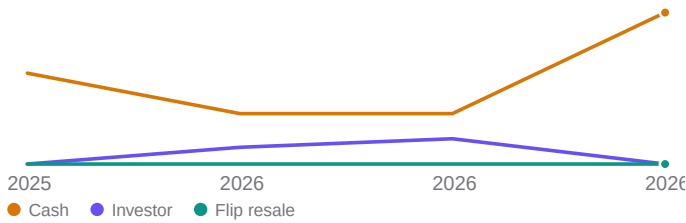
1.8%



BUYERS & OUTCOMES

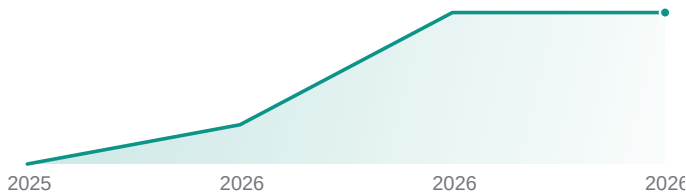
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



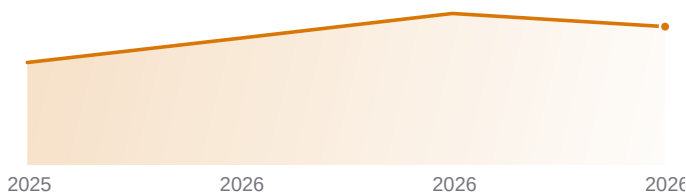
Sellers who sold at a gain

100%

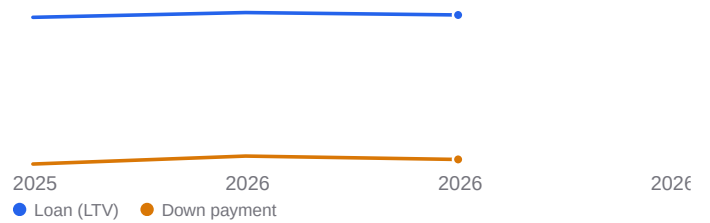


Median annualized return at resale

+7.5%

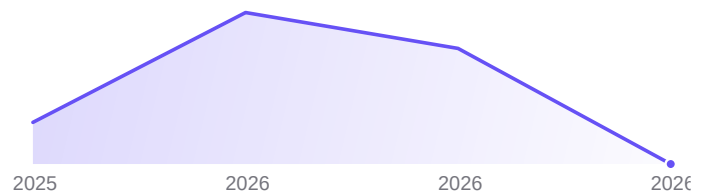


Financing (share of purchase price) Loan (LTV) 91% · Down payment 4.6%



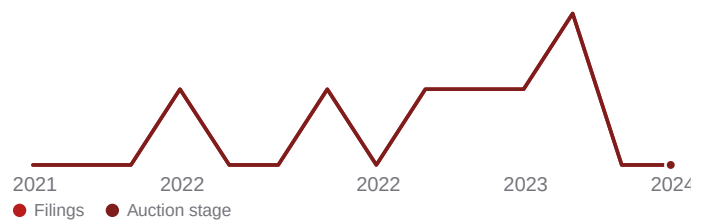
Typical hold before selling

12.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,183
Median value (AVM)	\$243K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1998
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.6%
Owner occupied	90%
Company owned	11%
Median loan-to-value	48%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	2,701
Density	76 / mi²
Median household income	\$102K
Average household income	\$109K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	11
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	4.0%
Unemployment	1.3%
Average temp	43°F
Annual precip	31 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.