

Inver Grove Heights 55076

ZIP code · MN · Minnesota > Dakota County > Inver Grove Heights

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

243

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



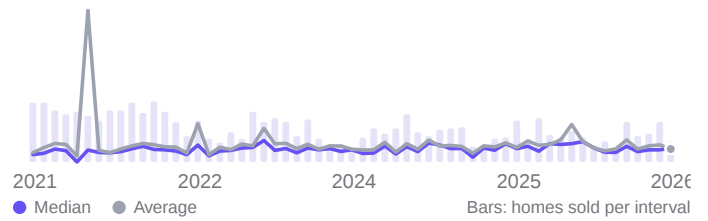
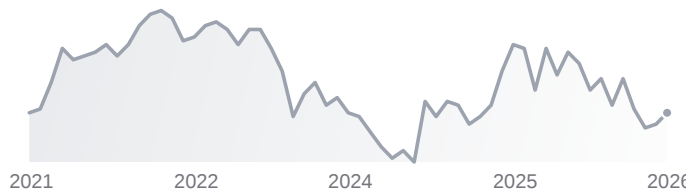
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$315K · Average \$307K

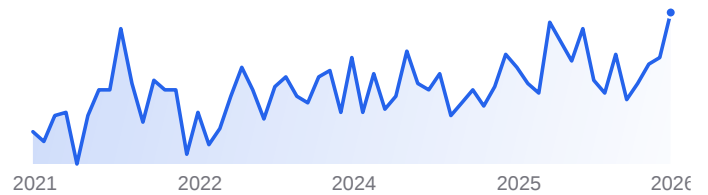
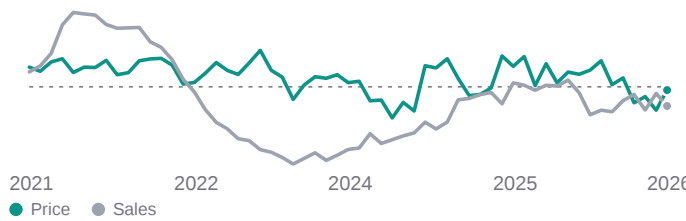


Growth (year over year)

Price -1.4% · Sales -8.6%

Price per square foot

\$208/ft²

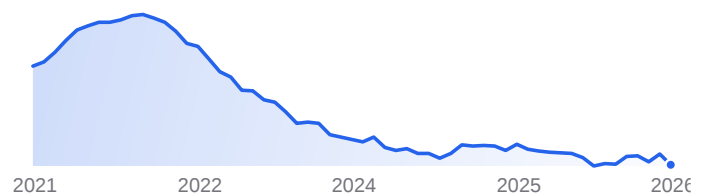
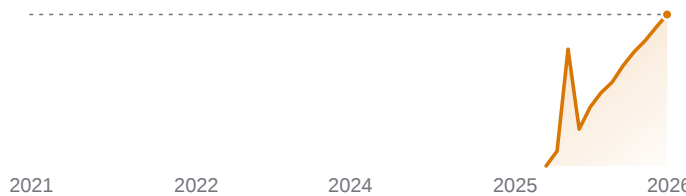


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

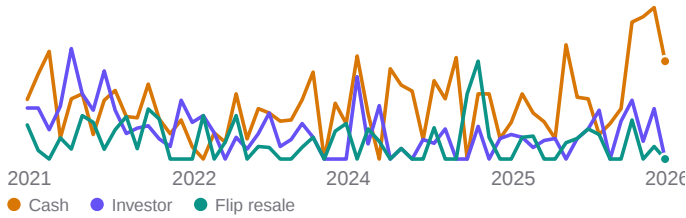
3.0%



BUYERS & OUTCOMES

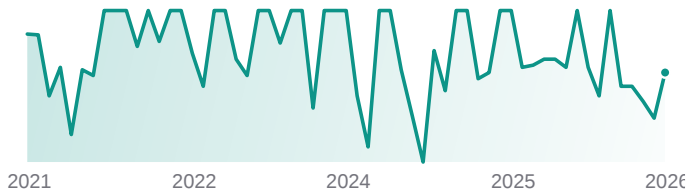
Buyer mix

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



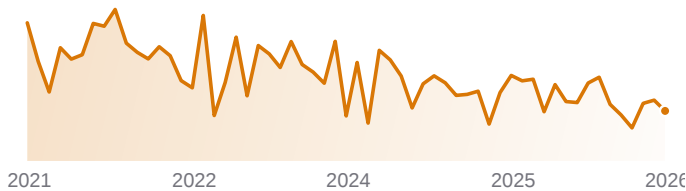
Sellers who sold at a gain

91%

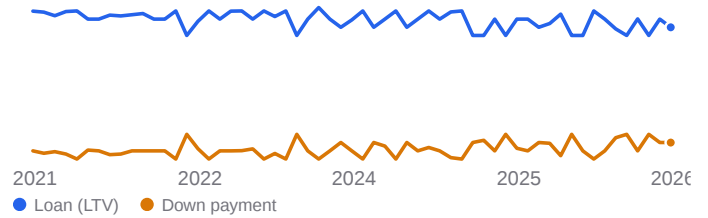


Median annualized return at resale

+2.9%

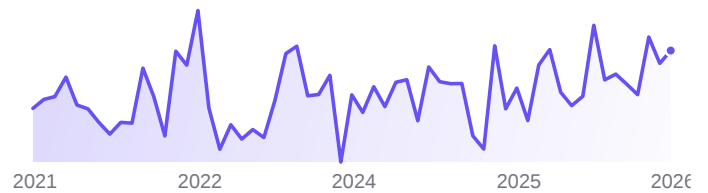


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



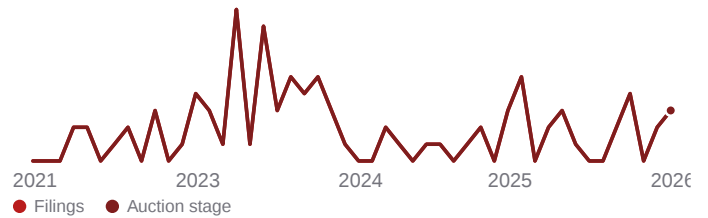
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	8,167
Median value (AVM)	\$240K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1988
Single family	55%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	28%
Underwater (LTV 125% or more)	14%
Owner occupied	93%
Company owned	9.8%
Median loan-to-value	80%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	21,420
Density	1,987 / mi²
Median household income	\$89K
Average household income	\$114K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	8
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	7.7%
Unemployment	0.9%
Average temp	45°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.