

Inver Grove Heights 55077

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

BALANCED MARKET

\$687K

MEDIAN SALE PRICE

+24.4%

1-YR CHANGE

169

SALES (12 MO)

\$437K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



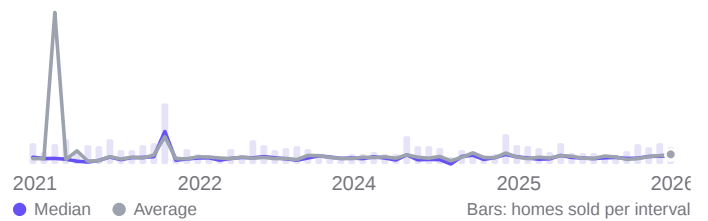
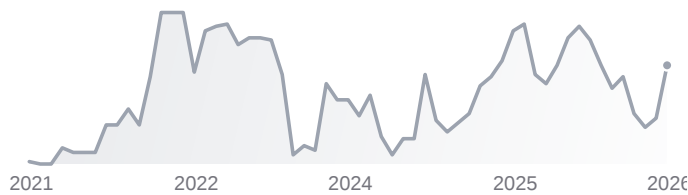
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$730K · Average \$796K

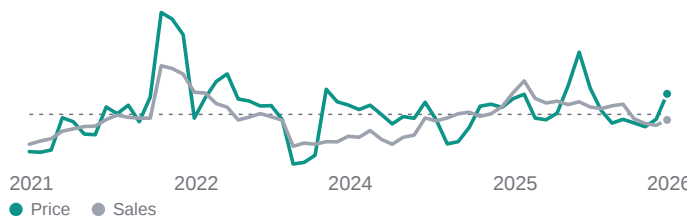


Growth (year over year)

Price +24.4% · Sales -6.6%

Price per square foot

\$214/ft²



Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

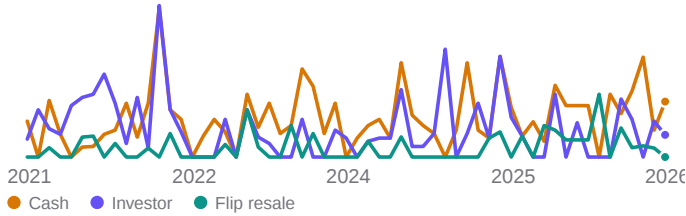
3.8%



BUYERS & OUTCOMES

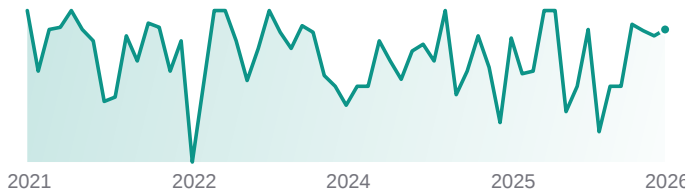
Buyer mix

Cash 29% · Investor 12% · Flip resale 0%



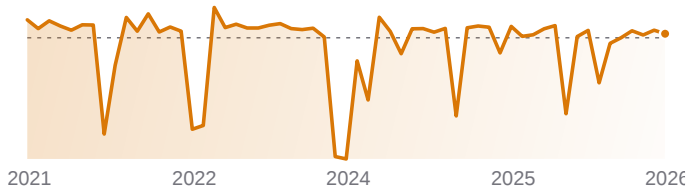
Sellers who sold at a gain

88%

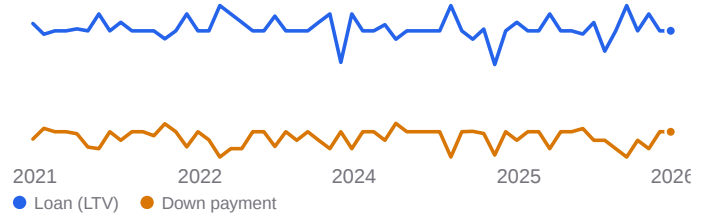


Median annualized return at resale

+1.8%

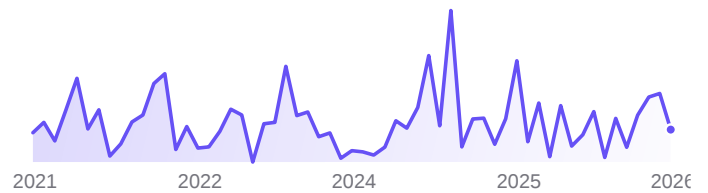


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



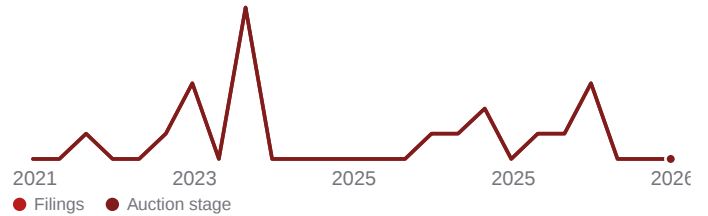
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,458
Median value (AVM)	\$437K
Median size	2,554 ft²
Median bedrooms	4
Median year built	1995
Single family	78%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	30%
Underwater (LTV 125% or more)	11%
Owner occupied	86%
Company owned	18%
Median loan-to-value	75%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	14,897
Density	761 / mi²
Median household income	\$118K
Average household income	\$141K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	9
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	3.3%
Unemployment	1.0%
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.