

Stillwater 55082

ZIP code · MN · Minnesota > Washington County > Stillwater

BUYER'S MARKET

\$489K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

437

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



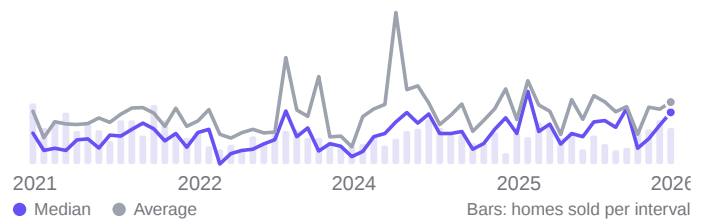
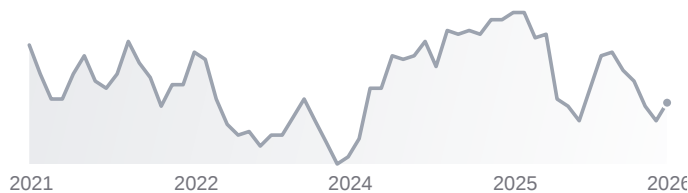
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$551K · Average \$600K

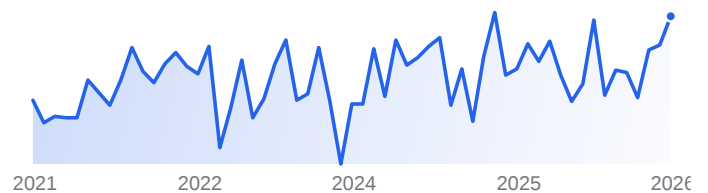
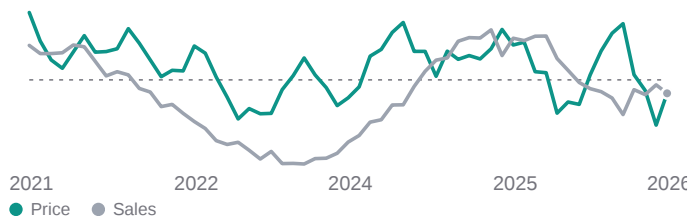


Growth (year over year)

Price -6.0% · Sales -6.0%

Price per square foot

\$333/ft²

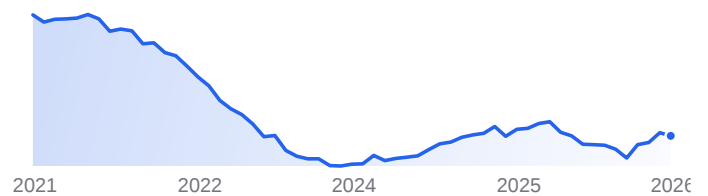
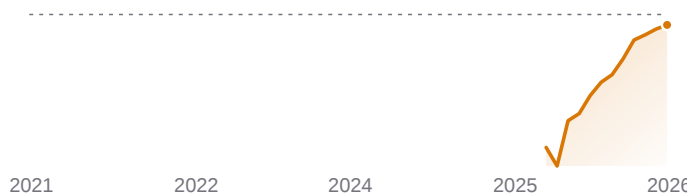


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

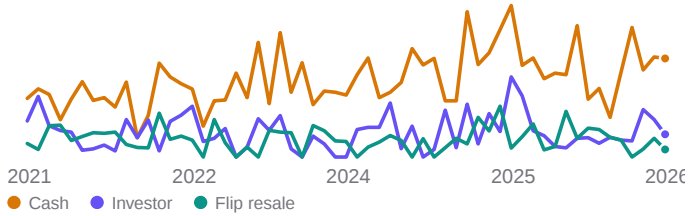
3.0%



BUYERS & OUTCOMES

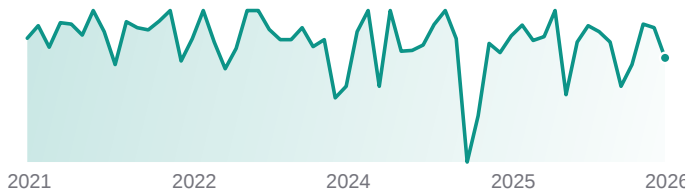
Buyer mix

Cash 28% · Investor 6.4% · Flip resale 2.1%



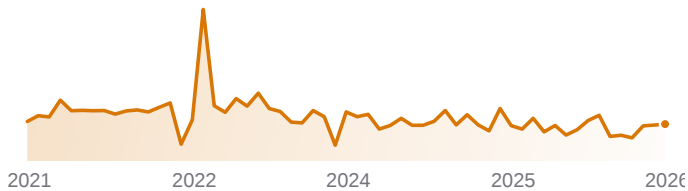
Sellers who sold at a gain

88%

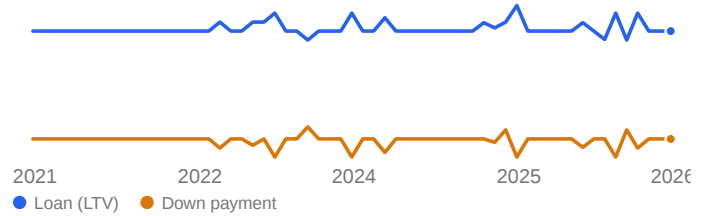


Median annualized return at resale

+5.0%

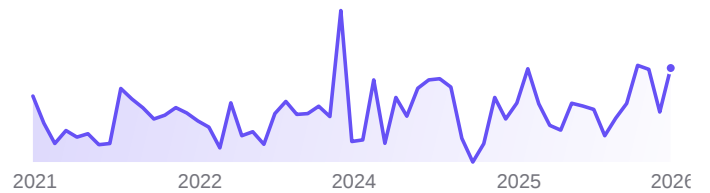


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,378
Median value (AVM)	\$389K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1986
Single family	92%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	5.6%
Owner occupied	90%
Company owned	20%
Median loan-to-value	60%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	38,533
Density	458 / mi²
Median household income	\$120K
Average household income	\$142K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	13
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	4.6%
Unemployment	0.8%
Average temp	45°F
Annual precip	33 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.