

Welch 55089

ZIP code · MN · Minnesota · Goodhue County

BALANCED MARKET

\$538K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

10

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



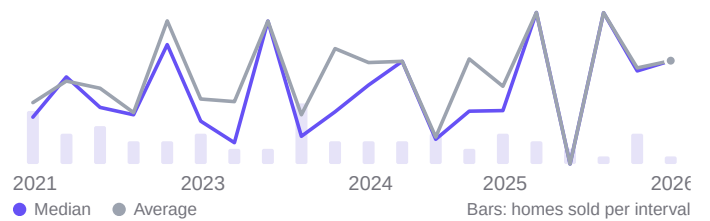
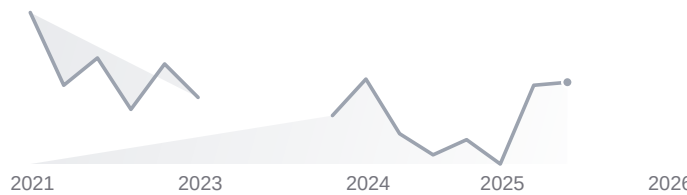
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$600K · Average \$600K

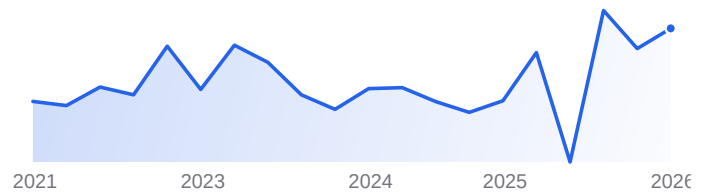
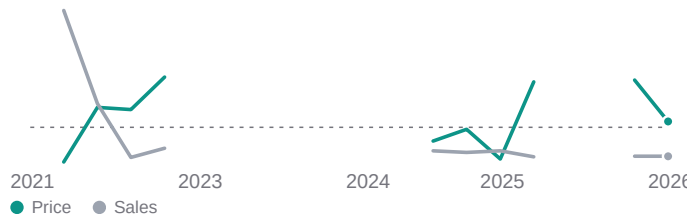


Growth (year over year)

Price +4.7% · Sales -23.1%

Price per square foot

\$435/ft²



Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

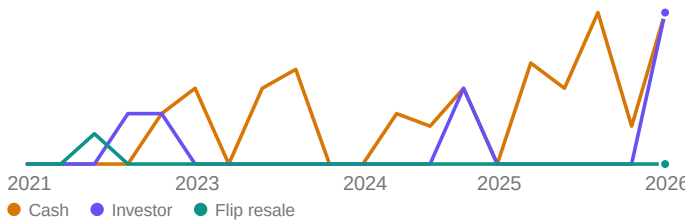
1.3%



BUYERS & OUTCOMES

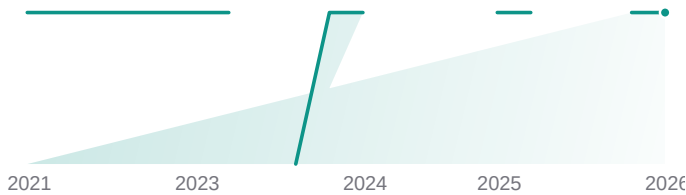
Buyer mix

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



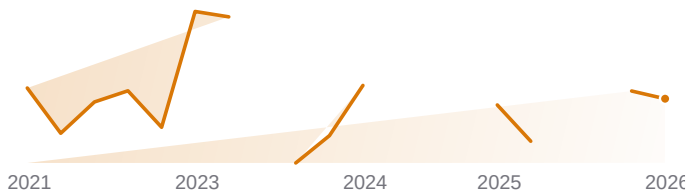
Sellers who sold at a gain

100%

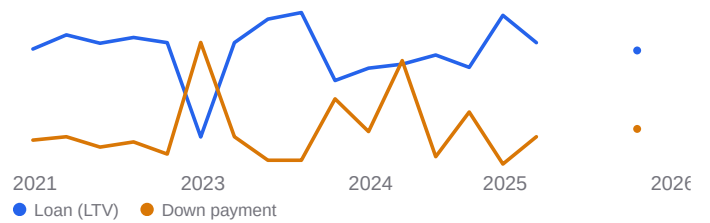


Median annualized return at resale

+7.5%

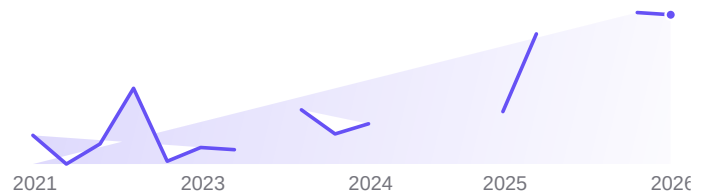


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



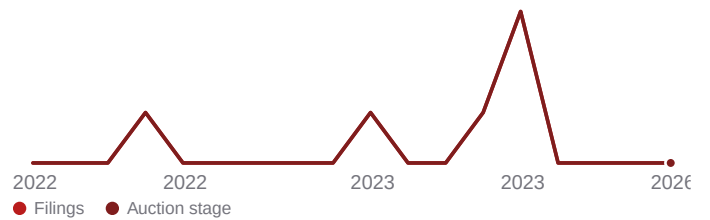
Typical hold before selling

21.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	771
Median value (AVM)	\$351K
Median size	1,744 ft²
Median bedrooms	3
Median year built	1980
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	7.8%
Owner occupied	88%
Company owned	12%
Median loan-to-value	37%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	2,155
Density	30 / mi²
Median household income	\$77K
Average household income	\$100K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	14
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	13.6%
Unemployment	1.0%
Average temp	45°F
Annual precip	33 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.