

# Andover 55304

ZIP code · MN · Minnesota > Anoka County > Andover

BALANCED MARKET

**\$459K**

MEDIAN SALE PRICE

**-4.8%**

1-YR CHANGE

**623**

SALES (12 MO)

**\$323K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



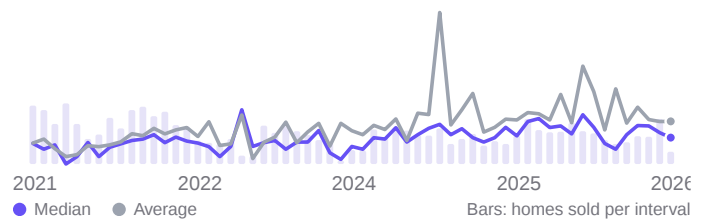
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$440K · Average \$495K

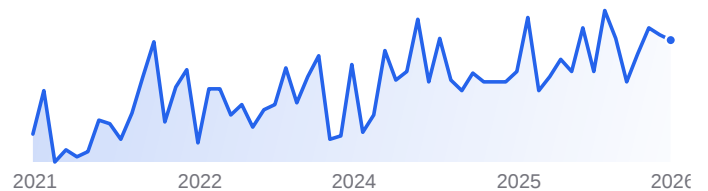
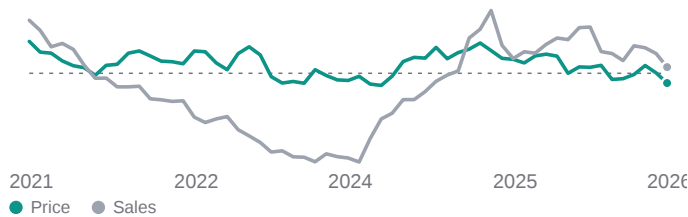


Growth (year over year)

Price -4.8% · Sales +3.0%

Price per square foot

\$299/ft²

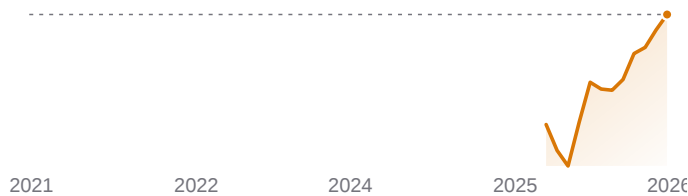


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

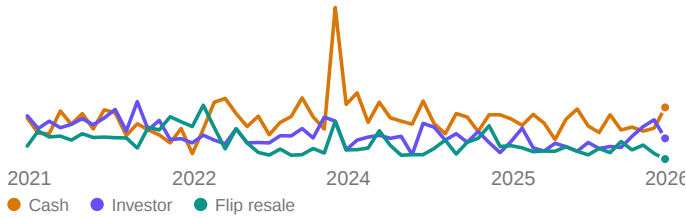
3.6%



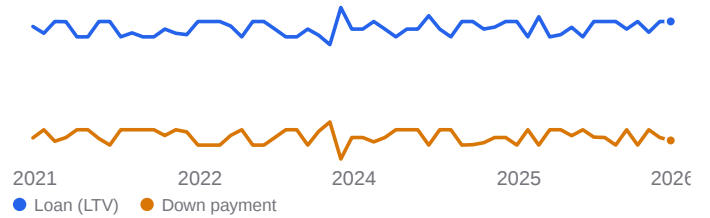
## BUYERS & OUTCOMES

### Buyer mix

Cash 23% · Investor 9.1% · Flip resale 0%

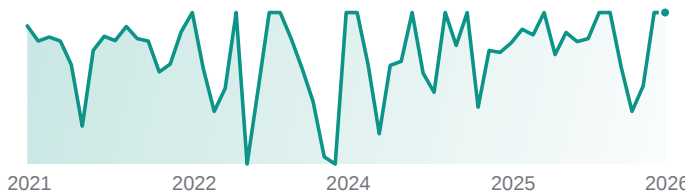


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



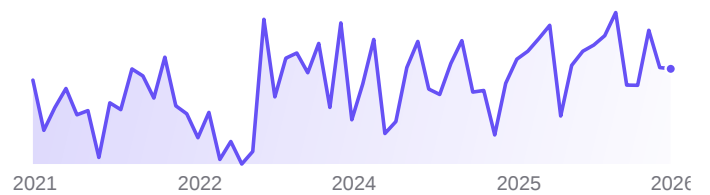
### Sellers who sold at a gain

100%



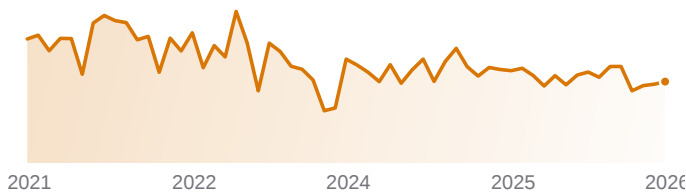
### Typical hold before selling

6.6 yrs



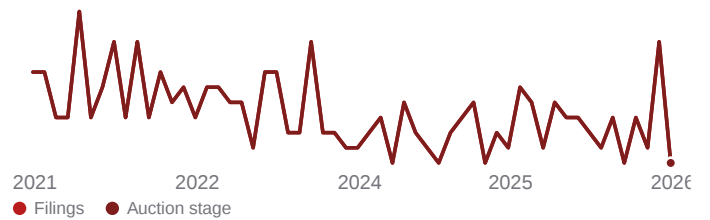
### Median annualized return at resale

+4.6%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 17,394    |
| Median value (AVM) | \$323K    |
| Median size        | 1,589 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1994      |
| Single family      | 91%       |
| Condos             | 0.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 27%  |
| Underwater (LTV 125% or more) | 9.4% |
| Owner occupied                | 96%  |
| Company owned                 | 9.1% |
| Median loan-to-value          | 76%  |

Typical ownership tenure

**10.2 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>51,917</b>    |
| Density                          | <b>718 / mi²</b> |
| Median household income          | <b>\$124K</b>    |
| Average household income         | <b>\$148K</b>    |
| Crime index (US avg 100)         | <b>47</b>        |
| Air pollution index (US avg 100) | <b>92</b>        |
| Earthquake index (US avg 100)    | <b>8</b>         |
| Homes occupied                   | <b>98%</b>       |
| Bachelor's or higher             | <b>27%</b>       |
| Poverty rate                     | <b>3.6%</b>      |
| Unemployment                     | <b>1.0%</b>      |
| Average temp                     | <b>44°F</b>      |
| Annual precip                    | <b>31 in</b>     |
| Sunshine                         | <b>58%</b>       |

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.