

Cokato 55321

ZIP code · MN · Minnesota > Wright County > Cokato

BALANCED MARKET

\$296K

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

71

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



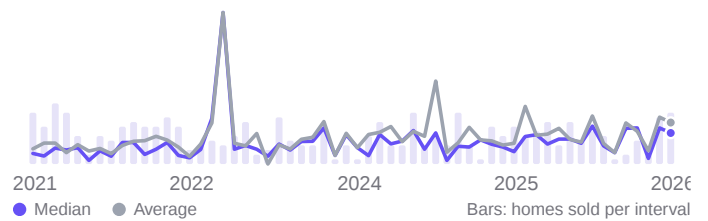
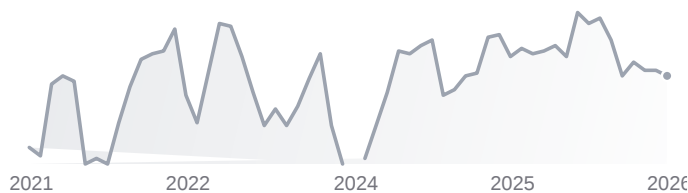
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$335K · Average \$396K

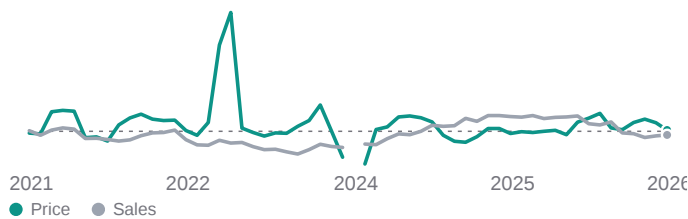


Growth (year over year)

Price +2.3% · Sales -6.6%

Price per square foot

\$212/ft²

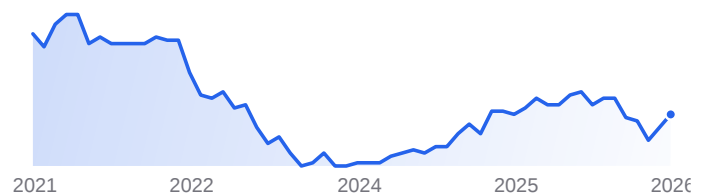
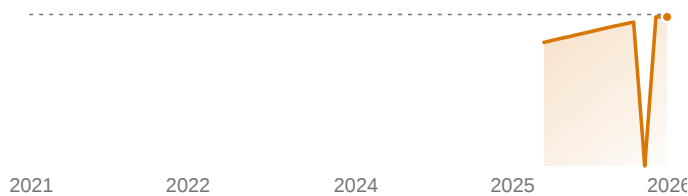


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

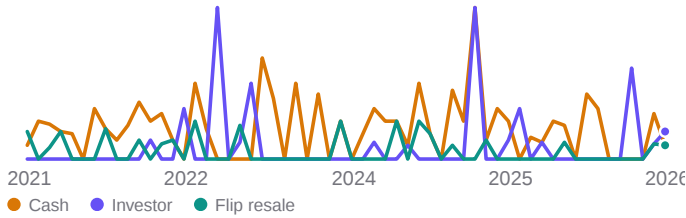
3.8%



BUYERS & OUTCOMES

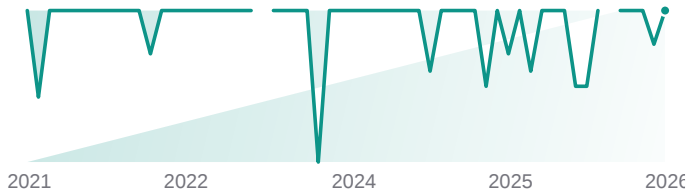
Buyer mix

Cash 9.1% · Investor 18% · Flip resale 9.1%



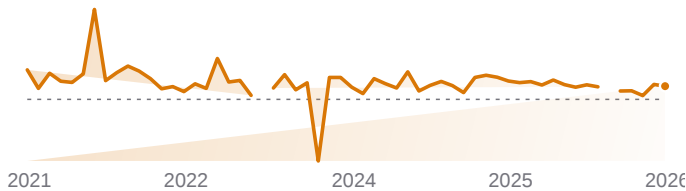
Sellers who sold at a gain

100%

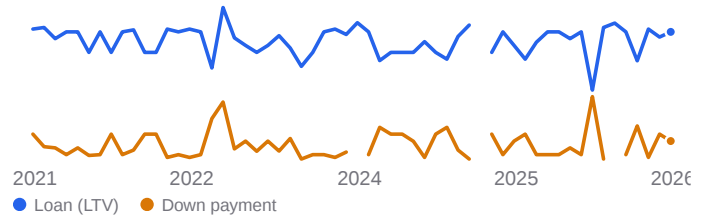


Median annualized return at resale

+5.3%

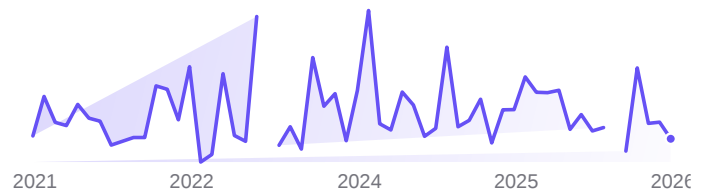


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



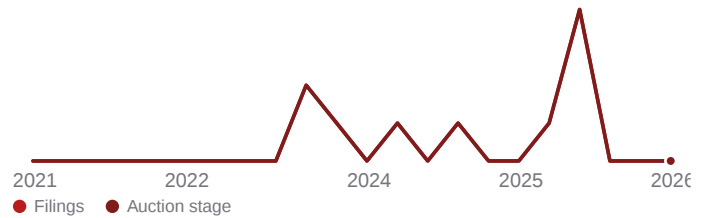
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,854
Median value (AVM)	\$237K
Median size	1,424 ft²
Median bedrooms	3
Median year built	1974
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	14%
Owner occupied	73%
Company owned	7.7%
Median loan-to-value	70%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	6,207
Density	75 / mi²
Median household income	\$86K
Average household income	\$99K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	13
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	4.9%
Unemployment	1.1%
Average temp	44°F
Annual precip	29 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.