

Cologne 55322

ZIP code · MN · Minnesota > Carver County > Cologne

BALANCED MARKET

\$430K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

53

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



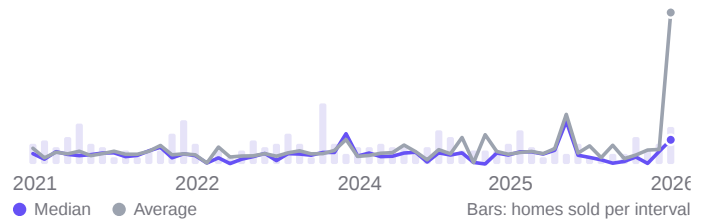
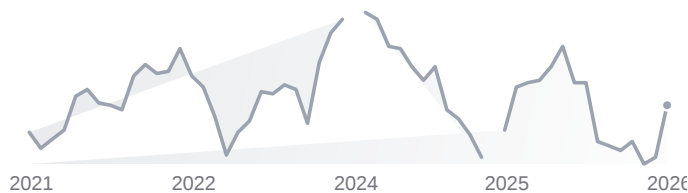
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$613K · Average \$2.6M

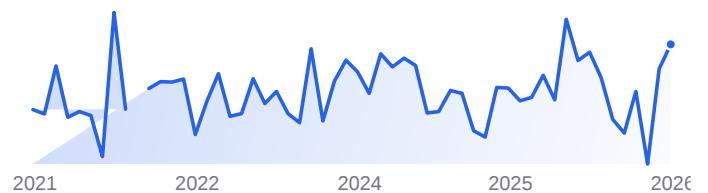
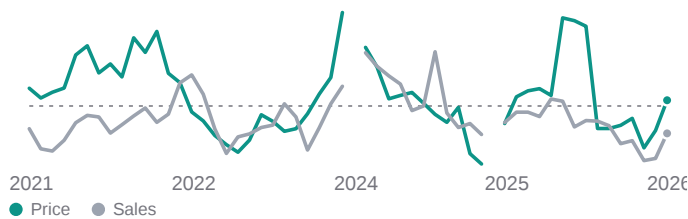


Growth (year over year)

Price +3.9% · Sales -18.5%

Price per square foot

\$356/ft²

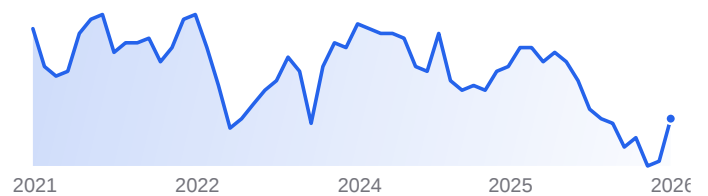


Sale premium vs estimated value

+7.7%

Annual turnover (share of homes sold)

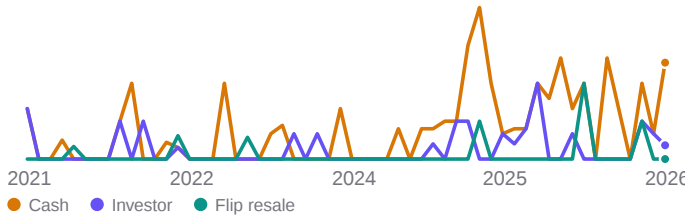
3.7%



BUYERS & OUTCOMES

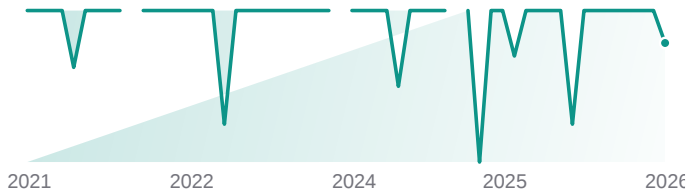
Buyer mix

Cash 64% · Investor 9.1% · Flip resale 0%



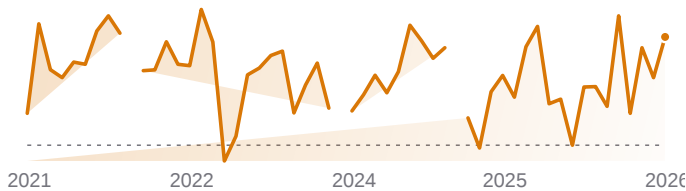
Sellers who sold at a gain

86%

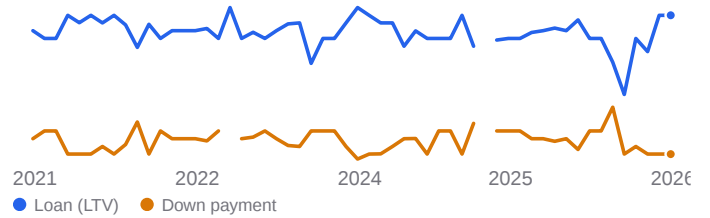


Median annualized return at resale

+8.3%

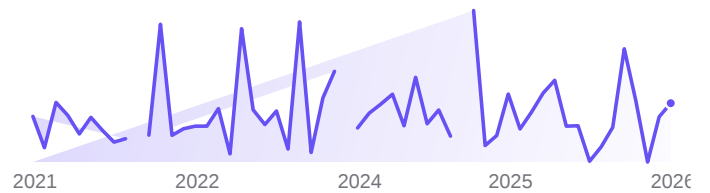


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



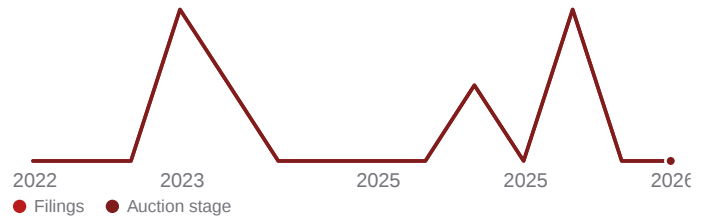
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,424
Median value (AVM)	\$324K
Median size	1,482 ft²
Median bedrooms	3
Median year built	1988
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	10%
Owner occupied	95%
Company owned	13%
Median loan-to-value	78%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	4,310
Density	82 / mi²
Median household income	\$120K
Average household income	\$134K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	11
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	2.9%
Unemployment	1.1%
Average temp	45°F
Annual precip	30 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.