

Elk River 55330

ZIP code · MN · Minnesota > Sherburne County > Elk River

BUYER'S MARKET

\$389K

MEDIAN SALE PRICE

-7.5%

1-YR CHANGE

732

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



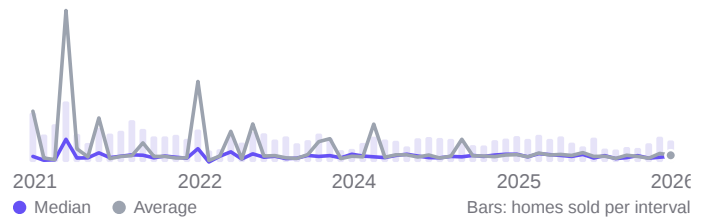
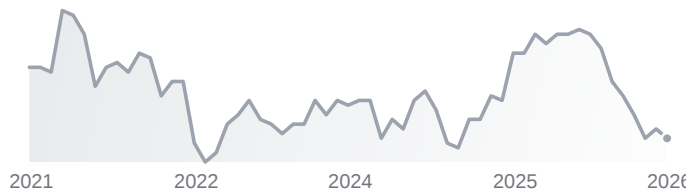
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$403K · Average \$415K

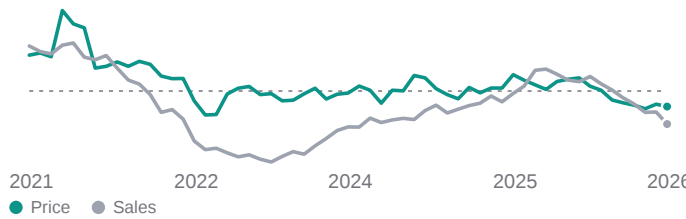


Growth (year over year)

Price -7.5% · Sales -16.0%

Price per square foot

\$302/ft²

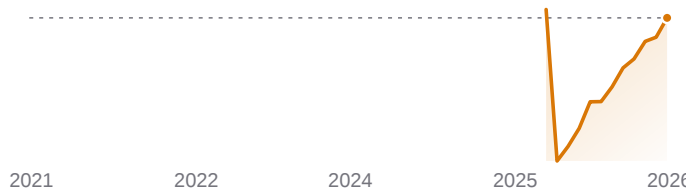


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

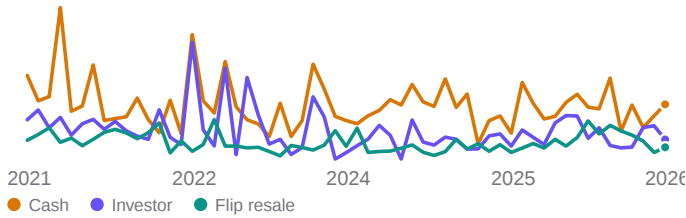
4.6%



BUYERS & OUTCOMES

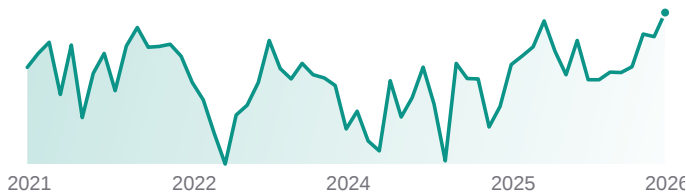
Buyer mix

Cash 20% · Investor 7.2% · Flip resale 4.3%



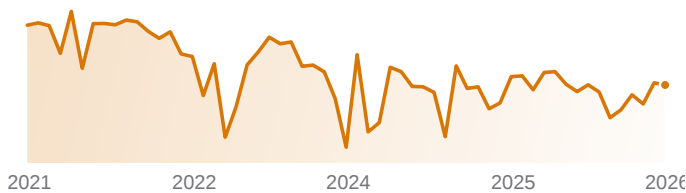
Sellers who sold at a gain

98%

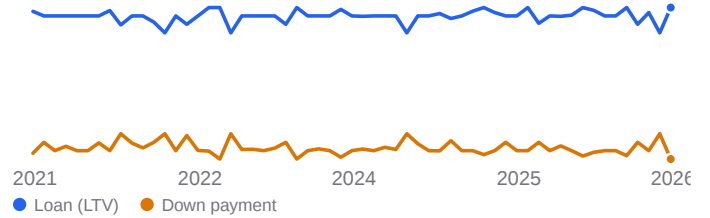


Median annualized return at resale

+4.3%

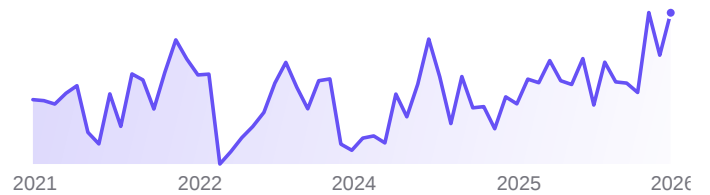


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	16,058
Median value (AVM)	\$272K
Median size	1,327 ft²
Median bedrooms	3
Median year built	2000
Single family	89%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	25%
Underwater (LTV 125% or more)	14%
Owner occupied	91%
Company owned	7.7%
Median loan-to-value	84%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	49,987
Density	465 / mi²
Median household income	\$113K
Average household income	\$128K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	9
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	4.1%
Unemployment	1.2%
Average temp	44°F
Annual precip	31 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.