

Montrose 55363

ZIP code · MN · Minnesota > Wright County > Montrose

SELLER'S MARKET

\$354K

MEDIAN SALE PRICE

+9.6%

1-YR CHANGE

92

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

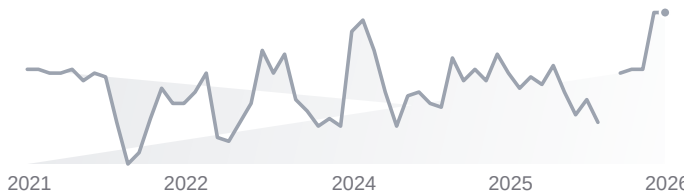
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

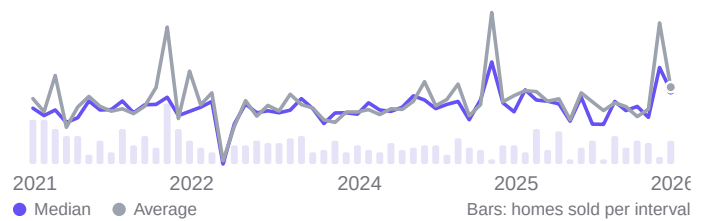
Market temperature (0–100)

66 / 100



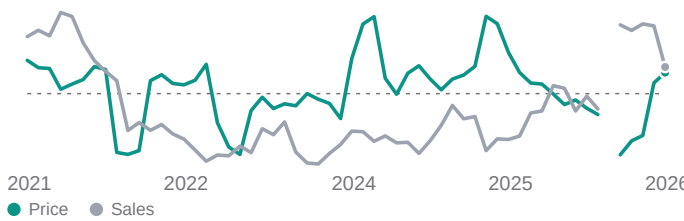
Sale prices

Median \$359K · Average \$371K



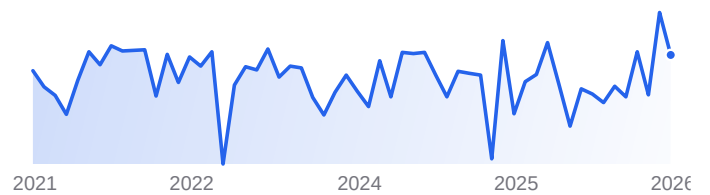
Growth (year over year)

Price +9.6% · Sales +12.2%



Price per square foot

\$276/ft²



Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

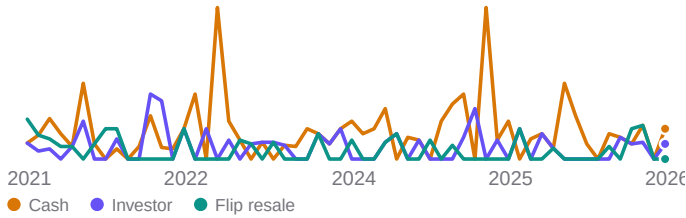
4.6%



BUYERS & OUTCOMES

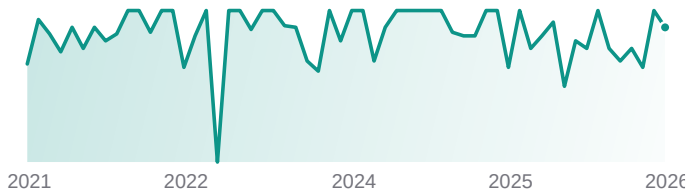
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



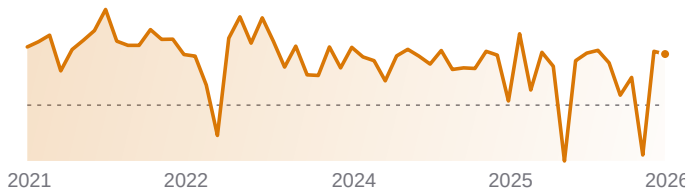
Sellers who sold at a gain

89%

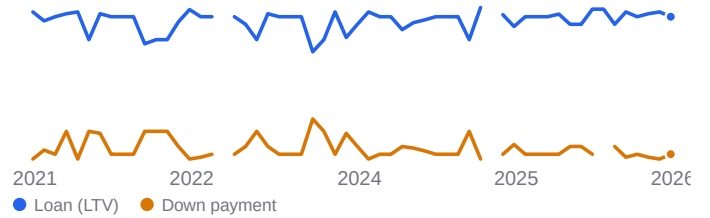


Median annualized return at resale

+6.1%

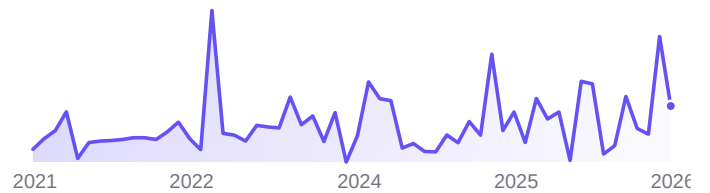


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	1,998
Median value (AVM)	\$213K
Median size	1,216 ft²
Median bedrooms	3
Median year built	2002
Single family	83%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	28%
Underwater (LTV 125% or more)	15%
Owner occupied	81%
Company owned	12%
Median loan-to-value	87%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	4,691
Density	169 / mi²
Median household income	\$94K
Average household income	\$99K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	14
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	6.2%
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.