

Beaver Bay 55601

ZIP code · MN · Minnesota > Lake County > Beaver Bay

BUYER'S MARKET

\$160K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



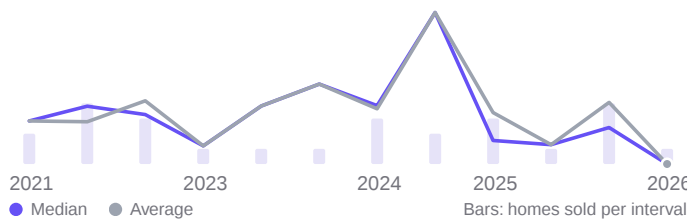
MARKET TRENDS (5 YEARS)

Sale prices

Median \$160K · Average \$160K

Growth (year over year)

Price -63.3% · Sales +0.0%

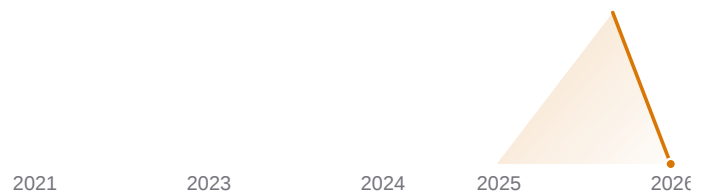


Price per square foot

\$127/ft²

Sale premium vs estimated value

+0.0%



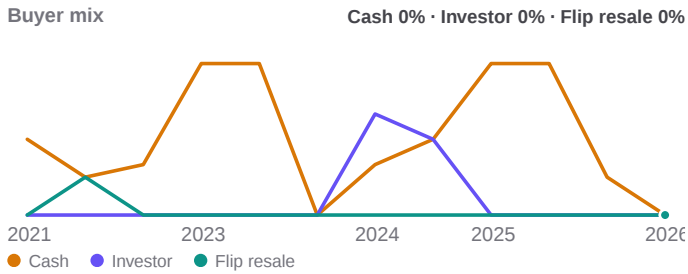
Annual turnover (share of homes sold)

4.7%



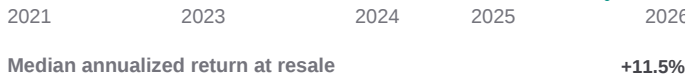
BUYERS & OUTCOMES

Buyer mix

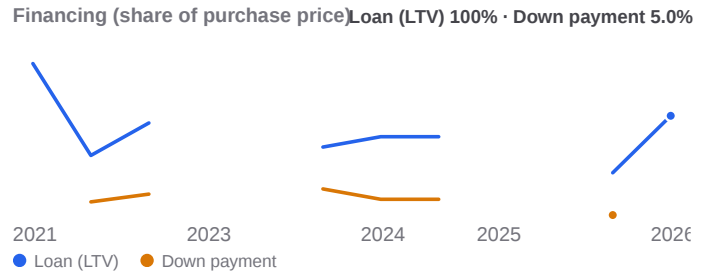


Sellers who sold at a gain

100%

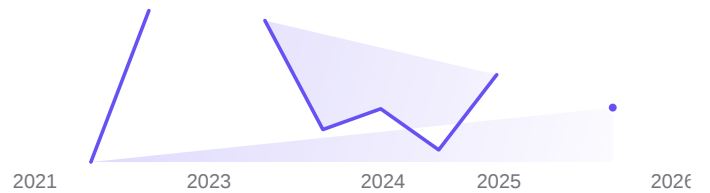


Financing (share of purchase price)



Typical hold before selling

5.4 yrs



HOUSING STOCK

Homes	193
Median value (AVM)	\$272K
Median size	1,056 ft²
Median bedrooms	3
Median year built	1993
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	5.3%
Owner occupied	7.8%
Company owned	29%
Median loan-to-value	19%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	23
Density	24 / mi²
Median household income	\$81K
Average household income	\$111K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	12
Homes occupied	72%
Bachelor's or higher	22%
Poverty rate	8.8%
Unemployment	0.8%
Average temp	38°F
Annual precip	30 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.