

Silver Bay 55614

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

STRONG BUYER'S MARKET

\$176K

MEDIAN SALE PRICE

36

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



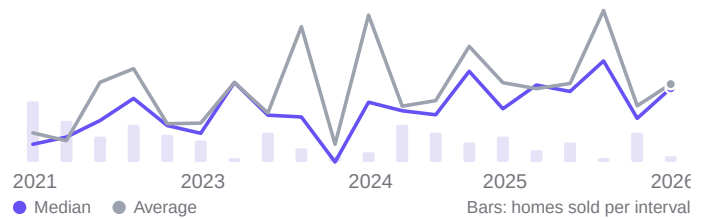
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

14 / 100

Sale prices

Median \$205K · Average \$212K

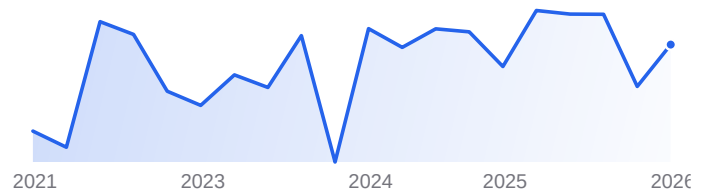
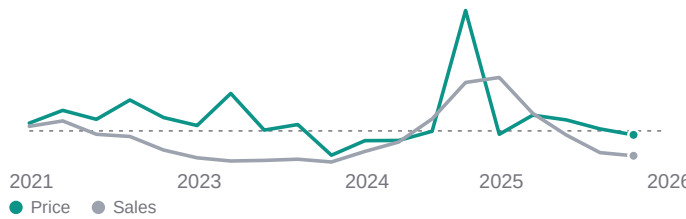


Growth (year over year)

Price -6.8% · Sales -42.1%

Price per square foot

\$192/ft²



Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

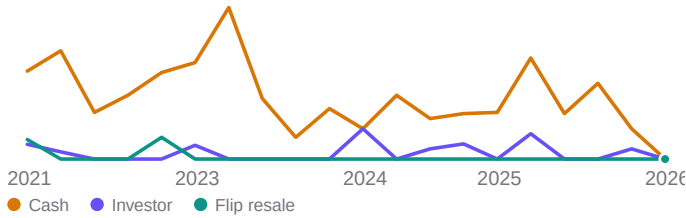
2.1%



BUYERS & OUTCOMES

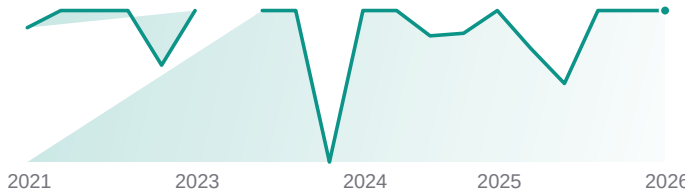
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



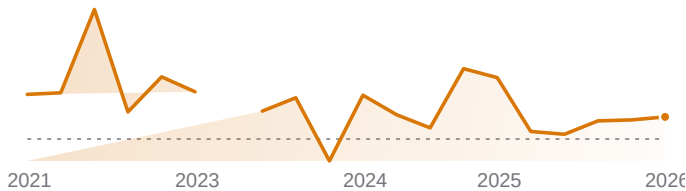
Sellers who sold at a gain

100%

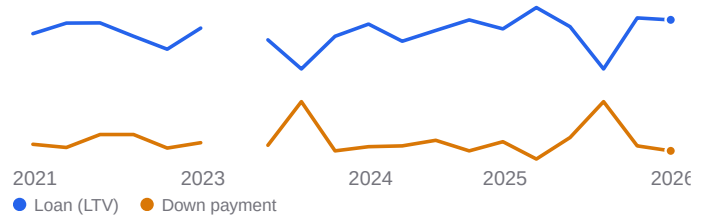


Median annualized return at resale

+5.4%

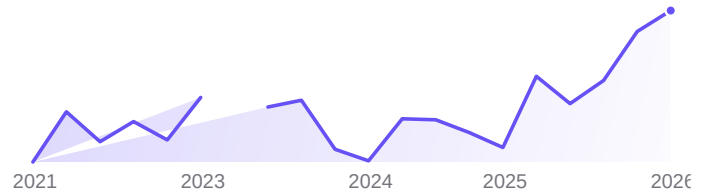


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

15.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,737
Median value (AVM)	\$170K
Median size	960 ft²
Median bedrooms	3
Median year built	1959
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.3%
Owner occupied	56%
Company owned	16%
Median loan-to-value	32%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	2,605
Density	10 / mi²
Median household income	\$70K
Average household income	\$89K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	7
Homes occupied	75%
Bachelor's or higher	19%
Poverty rate	9.4%
Unemployment	0.8%
Average temp	38°F
Annual precip	31 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.