

Carlton 55718

ZIP code · MN · Minnesota > Carlton County > Carlton

STRONG BUYER'S MARKET

\$425K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$273K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 1 / 100



Buyer's market

Balanced

Seller's market

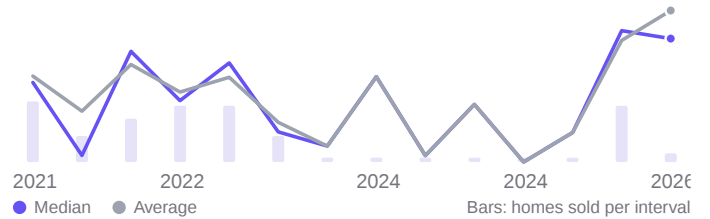
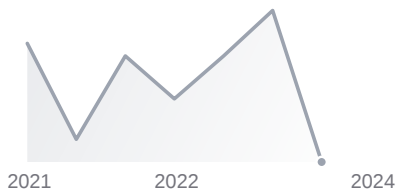
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

1 / 100

Sale prices

Median \$390K · Average \$471K

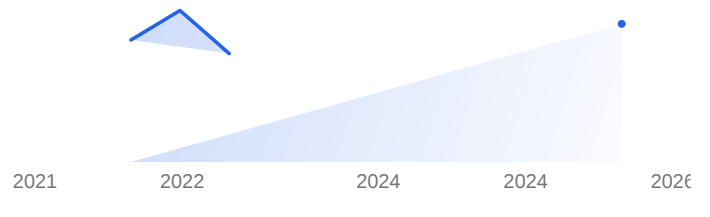
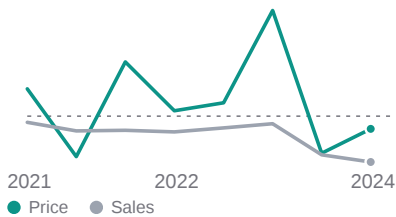


Growth (year over year)

Price -23.9% · Sales -86.4%

Price per square foot

\$278/ft²

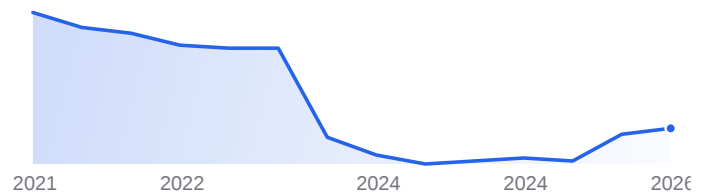
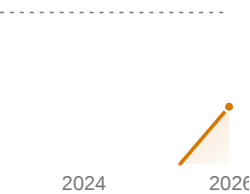


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

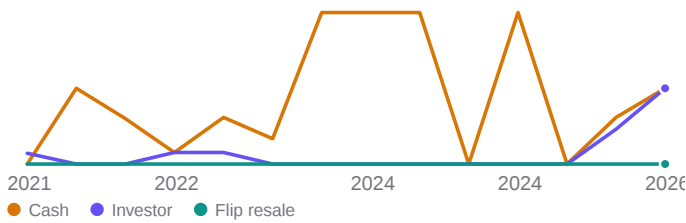
1.1%



BUYERS & OUTCOMES

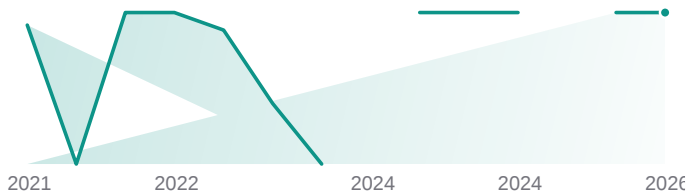
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



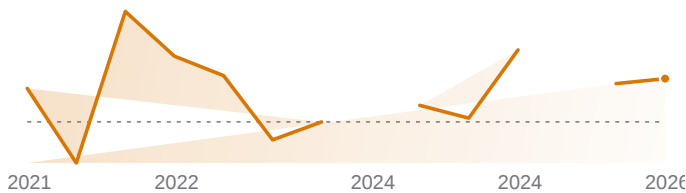
Sellers who sold at a gain

100%

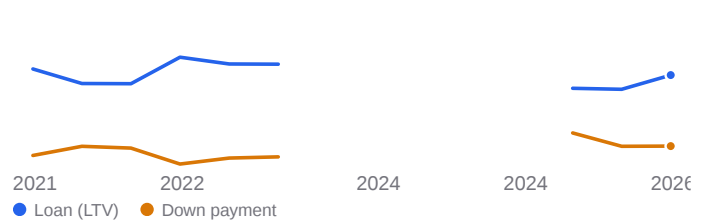


Median annualized return at resale

+7.2%

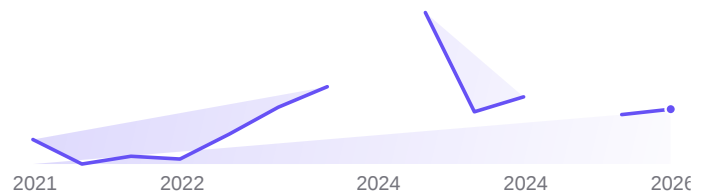


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	1,323
Median value (AVM)	\$273K
Median size	1,204 ft²
Median year built	1979
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.6%
Owner occupied	88%
Company owned	8.6%
Median loan-to-value	43%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	2,987
Density	49 / mi²
Median household income	\$91K
Average household income	\$106K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	9
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	8.0%
Unemployment	1.3%
Average temp	40°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.