

Cook 55723

ZIP code · MN · Minnesota > St. Louis County > Cook

BUYER'S MARKET

\$85K

MEDIAN SALE PRICE

-61.3%

1-YR CHANGE

119

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



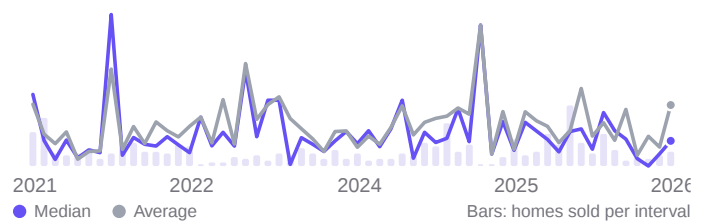
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$160K · Average \$372K

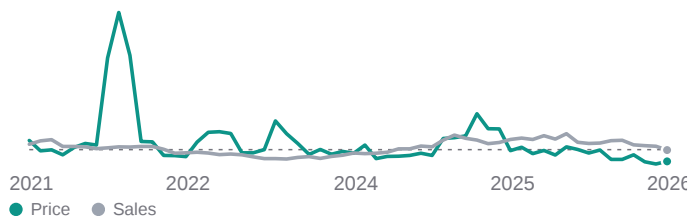


Growth (year over year)

Price -61.3% · Sales -2.5%

Price per square foot

\$491/ft²



Sale premium vs estimated value

+20.2%

Annual turnover (share of homes sold)

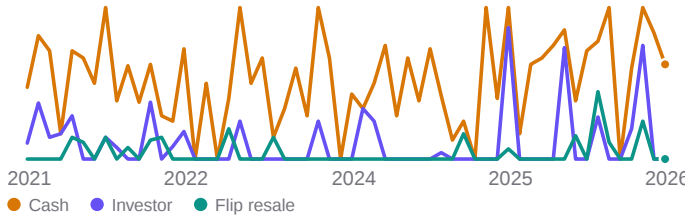
3.8%



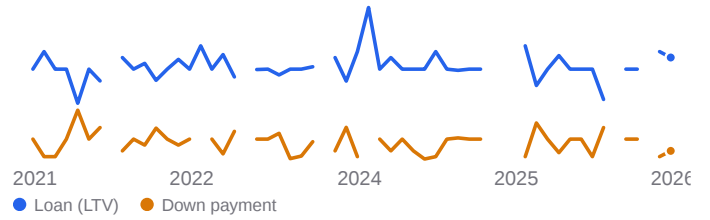
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 0% · Flip resale 0%

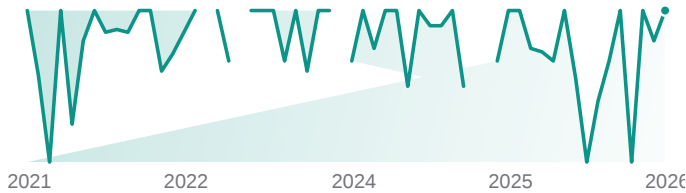


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



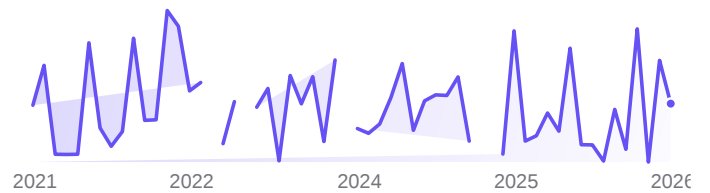
Sellers who sold at a gain

100%



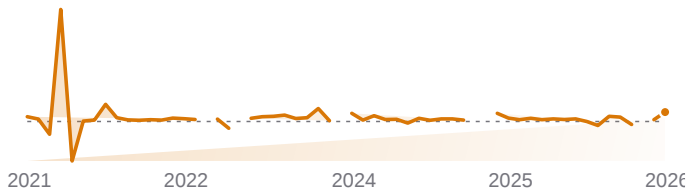
Typical hold before selling

7.0 yrs



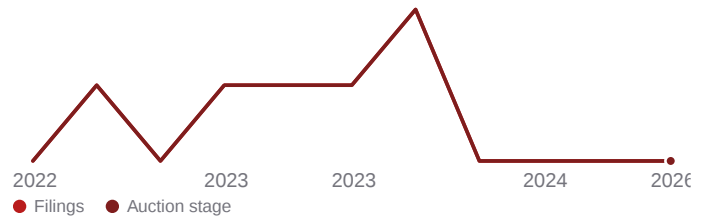
Median annualized return at resale

+19.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,102
Median value (AVM)	\$145K
Median size	992 ft²
Median bedrooms	2
Median year built	1980
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	4.3%
Owner occupied	37%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	2,142
Density	4 / mi ²
Median household income	\$69K
Average household income	\$82K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	9
Homes occupied	47%
Bachelor's or higher	14%
Poverty rate	11.2%
Unemployment	0.9%
Average temp	38°F
Annual precip	28 in
Sunshine	55%

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.