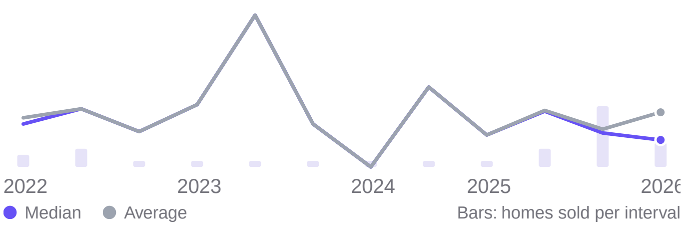
Hill City 55748

ZIP code · MN · Minnesota › Aitkin County › Hill City

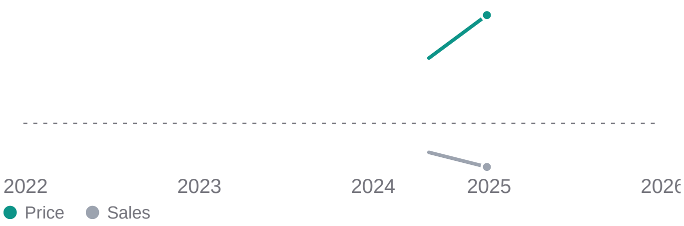
$155K	19	$164K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices — Median $135K · Average $247K

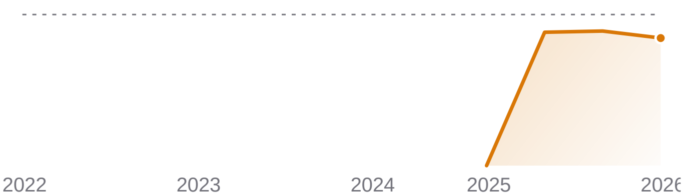


Growth (year over year) — Price +124.4% · Sales -50.0%

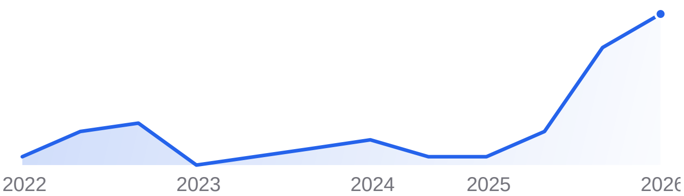


Price per square foot — $171/ft²

Sale premium vs estimated value — -3.5%

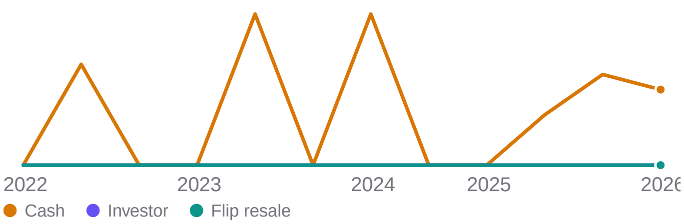


Annual turnover (share of homes sold) — 1.7%

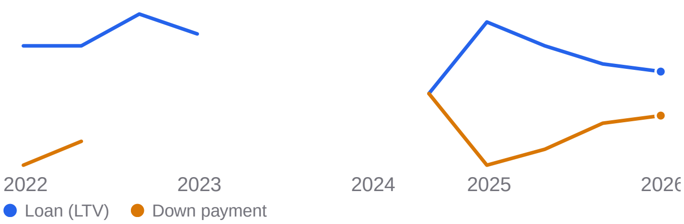


BUYERS & OUTCOMES

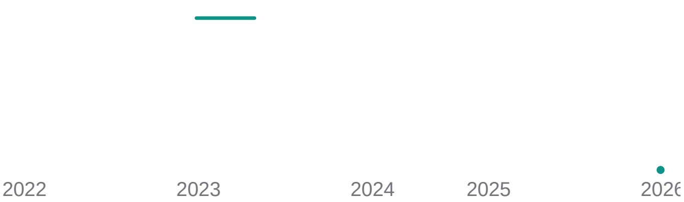
Buyer mix — Cash 50% · Investor 0% · Flip resale 0%



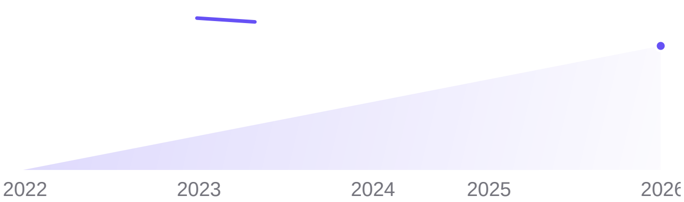
Financing (share of purchase price) — Loan (LTV) 64% · Down payment 36%



Sellers who sold at a gain — 0%



Typical hold before selling — 14.6 yrs



Median annualized return at resale — +0.0%

Preforeclosure filings — Filings 1 · Auction stage 1

HOUSING STOCK

Homes	**1,131**
Median value (AVM)	**$164K**
Median size	**1,008 ft²**
Median bedrooms	**3**
Median year built	**1980**
Single family	**84%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**61%**
Underwater (LTV 125% or more)	**3.4%**
Owner occupied	**60%**
Company owned	**7.7%**
Median loan-to-value	**27%**
Typical ownership tenure	**21.3 yrs**

COMMUNITY

Population	**1,332**
Density	**11 / mi²**
Median household income	**$55K**
Average household income	**$70K**
Crime index (US avg 100)	**161**
Air pollution index (US avg 100)	**90**
Earthquake index (US avg 100)	**13**
Homes occupied	**72%**
Bachelor's or higher	**12%**
Poverty rate	**13.0%**
Unemployment	**1.1%**
Average temp	**39°F**
Annual precip	**28 in**
Sunshine	**59%**

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.