

Nashwauk 55769

ZIP code · MN · Minnesota > Itasca County > Nashwauk

STRONG BUYER'S MARKET

\$90K

MEDIAN SALE PRICE

-44.8%

1-YR CHANGE

49

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



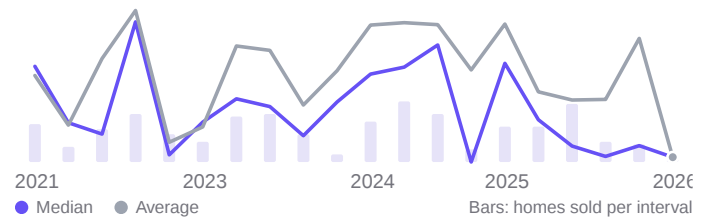
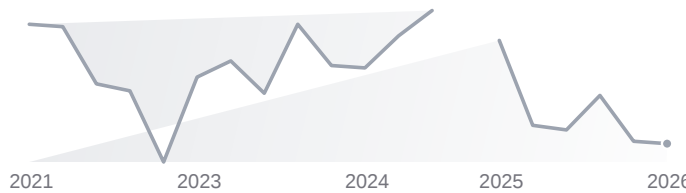
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$95K · Average \$95K

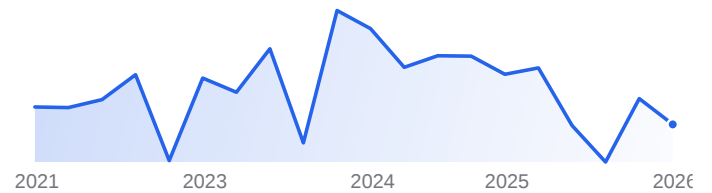
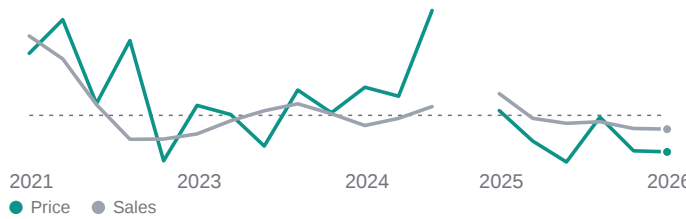


Growth (year over year)

Price -44.8% · Sales -16.9%

Price per square foot

\$132/ft²

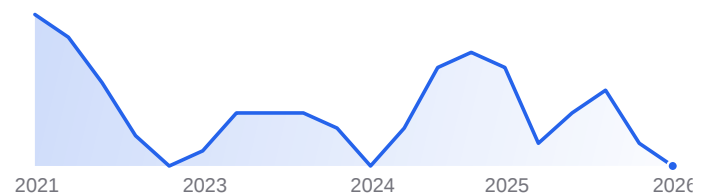


Sale premium vs estimated value

+48.8%

Annual turnover (share of homes sold)

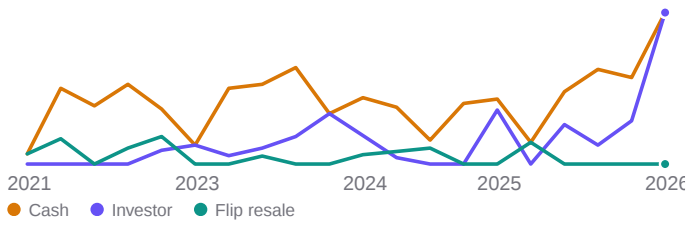
3.3%



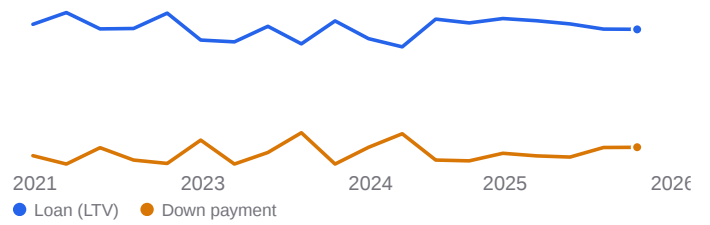
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 100% · Flip resale 0%

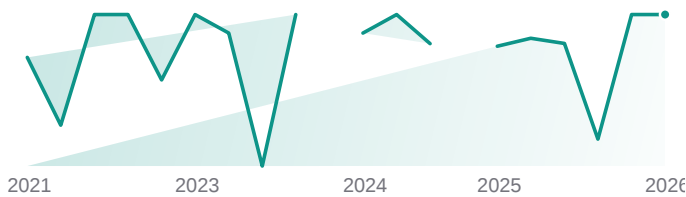


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



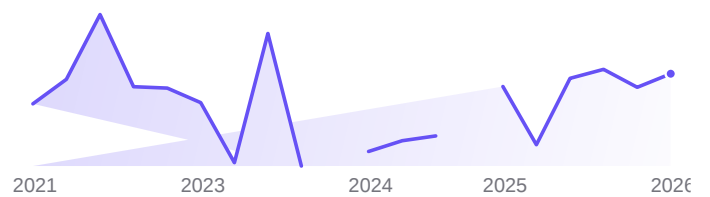
Sellers who sold at a gain

100%



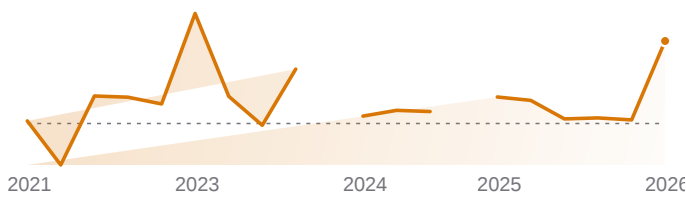
Typical hold before selling

5.2 yrs



Median annualized return at resale

+29.2%



HOUSING STOCK

Homes	1,500
Median value (AVM)	\$151K
Median size	968 ft²
Median bedrooms	3
Median year built	1974
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	6.3%
Owner occupied	67%
Company owned	5.0%
Median loan-to-value	32%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,898
Density	18 / mi²
Median household income	\$63K
Average household income	\$74K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	15
Homes occupied	78%
Bachelor's or higher	11%
Poverty rate	16.2%
Unemployment	1.4%
Average temp	38°F
Annual precip	29 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.