

Swan River 55784

ZIP code · MN · Minnesota > Itasca County

\$282K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

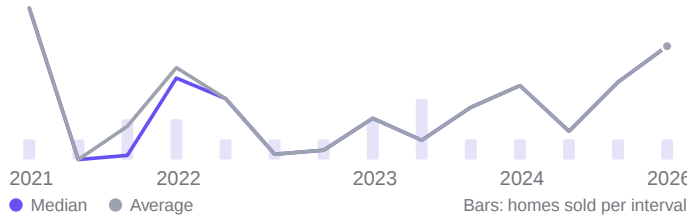
MARKET TRENDS (5 YEARS)

Sale prices

Median \$330K · Average \$330K

Growth (year over year)

Price +123.8% · Sales -85.7%



Price per square foot

\$368/ft²

Sale premium vs estimated value

-11.0%



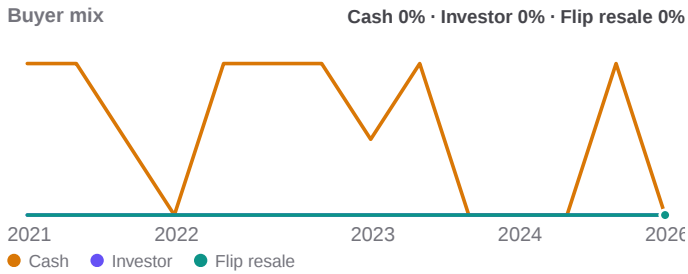
Annual turnover (share of homes sold)

2.1%



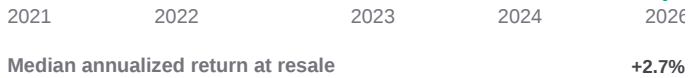
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

100%



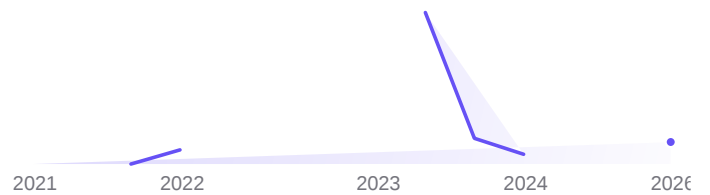
Median annualized return at resale

Financing (share of purchase price)



Typical hold before selling

3.5 yrs



HOUSING STOCK

Homes	95
Median value (AVM)	\$196K
Median size	1,008 ft²
Median bedrooms	3
Median year built	1982
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0%
Owner occupied	58%
Company owned	6.3%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	159
Density	6 / mi ²
Median household income	\$68K
Average household income	\$71K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	15
Homes occupied	58%
Bachelor's or higher	10%
Poverty rate	10.3%
Unemployment	1.3%
Average temp	39°F
Annual precip	28 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.