

Willow River 55795

ZIP code · MN · Minnesota > Pine County > Willow River

STRONG BUYER'S MARKET

\$129K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

19

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



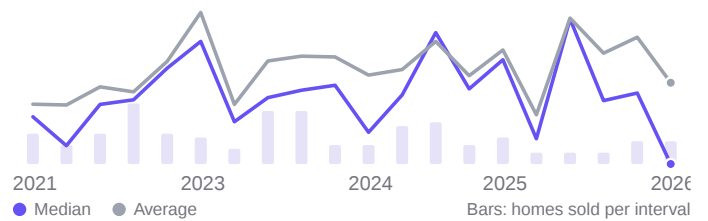
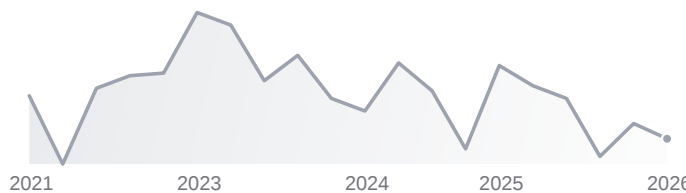
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$50K · Average \$193K

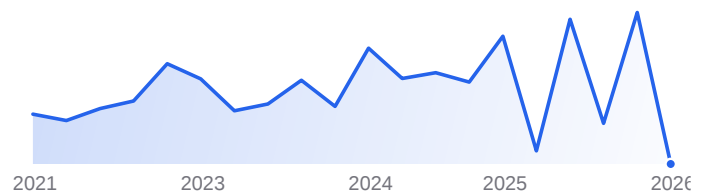
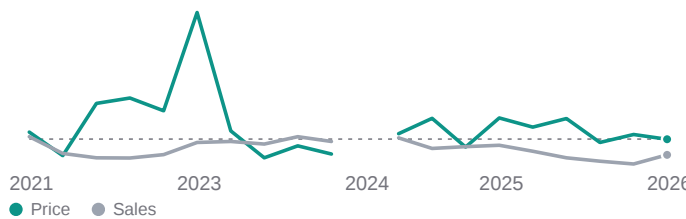


Growth (year over year)

Price -0.1% · Sales -34.5%

Price per square foot

\$19/ft²

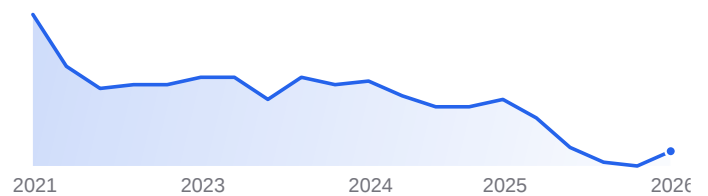


Sale premium vs estimated value

-87.5%

Annual turnover (share of homes sold)

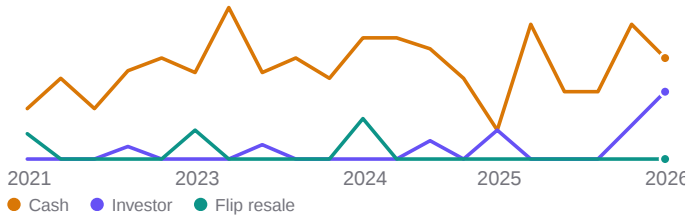
1.4%



BUYERS & OUTCOMES

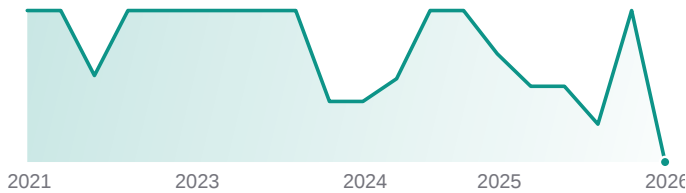
Buyer mix

Cash 50% · Investor 33% · Flip resale 0%



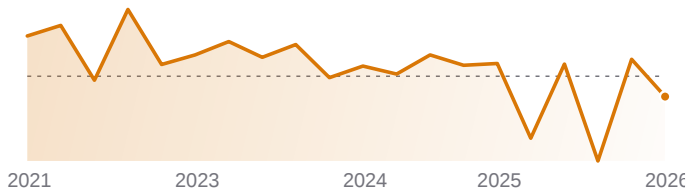
Sellers who sold at a gain

33%

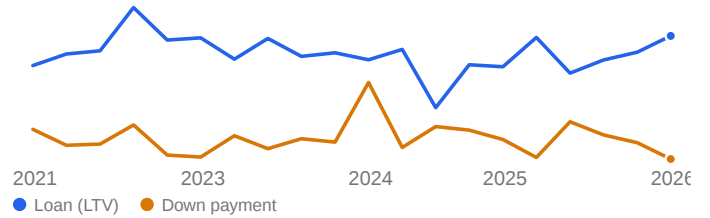


Median annualized return at resale

-8.1%

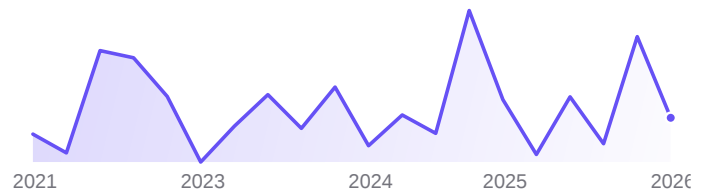


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



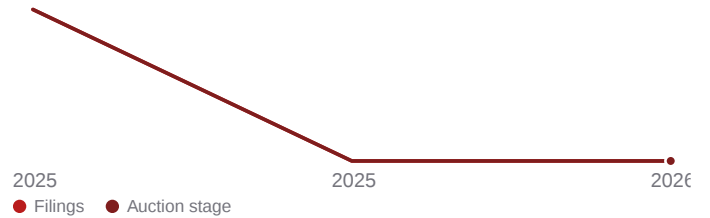
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,321
Median value (AVM)	\$194K
Median size	1,144 ft²
Median bedrooms	2
Median year built	1991
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	6.3%
Owner occupied	50%
Company owned	10%
Median loan-to-value	32%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	1,380
Density	15 / mi²
Median household income	\$72K
Average household income	\$83K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	6
Homes occupied	68%
Bachelor's or higher	11%
Poverty rate	6.4%
Unemployment	1.8%
Average temp	40°F
Annual precip	30 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.