

Wrenshall 55797

ZIP code · MN · Minnesota > Carlton County > Wrenshall

BUYER'S MARKET

\$304K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



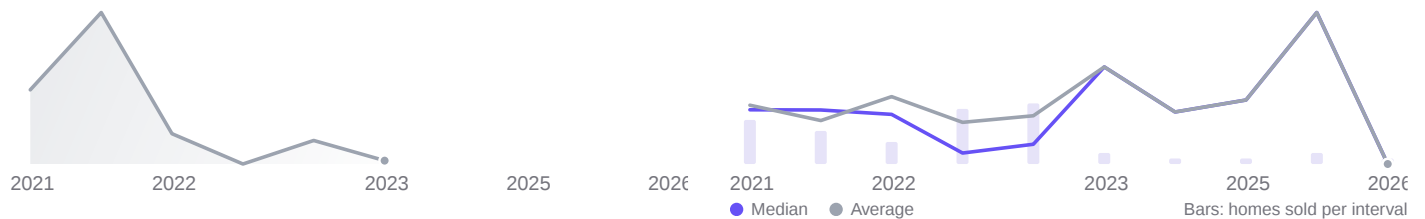
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$95K · Average \$95K

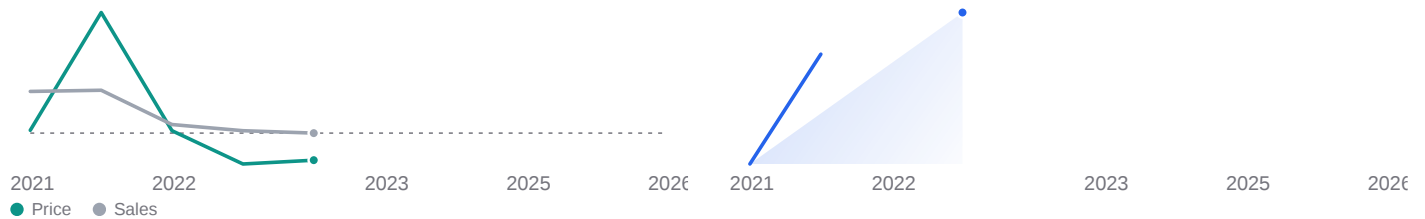


Growth (year over year)

Price -41.0% · Sales +0.0%

Price per square foot

\$303/ft²

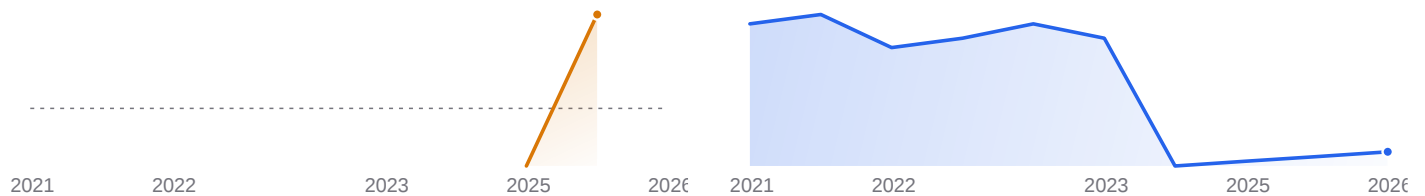


Sale premium vs estimated value

+16.8%

Annual turnover (share of homes sold)

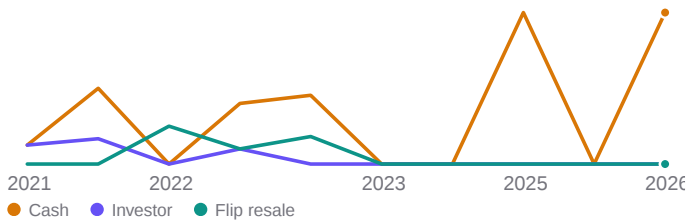
0.7%



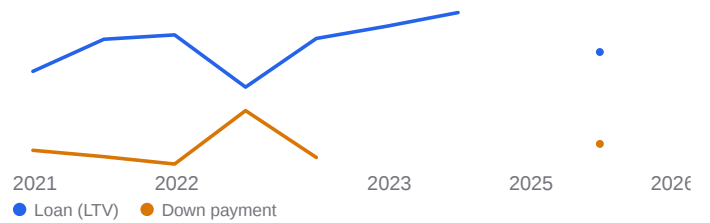
BUYERS & OUTCOMES

Buyer mix

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

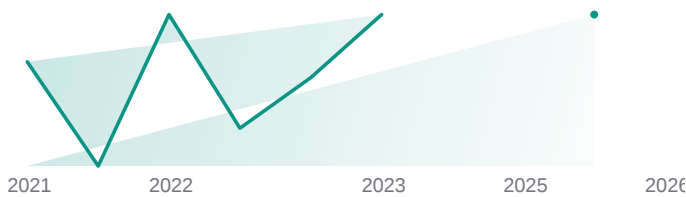


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



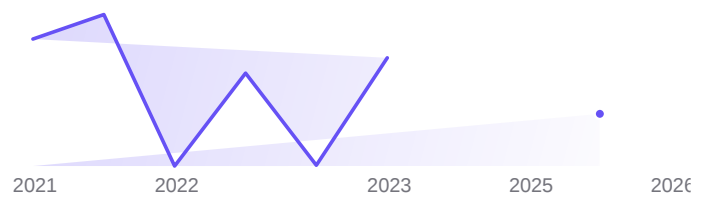
Sellers who sold at a gain

100%



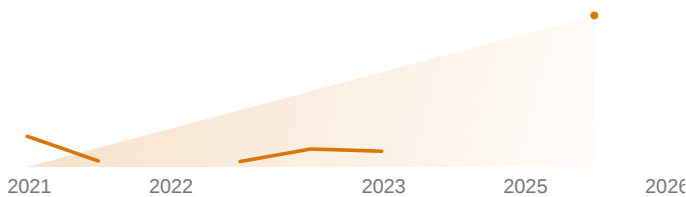
Typical hold before selling

5.0 yrs



Median annualized return at resale

+32.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	605
Median value (AVM)	\$265K
Median size	1,200 ft²
Median year built	1998
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	4.0%
Owner occupied	87%
Company owned	5.3%
Median loan-to-value	47%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	1,500
Density	23 / mi²
Median household income	\$85K
Average household income	\$91K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	12
Homes occupied	90%
Bachelor's or higher	17%
Poverty rate	6.8%
Unemployment	1.3%
Average temp	40°F
Annual precip	31 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.