

Rochester 55901

ZIP code · MN · Minnesota > Olmsted County > Rochester

SELLER'S MARKET

\$352K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

958

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

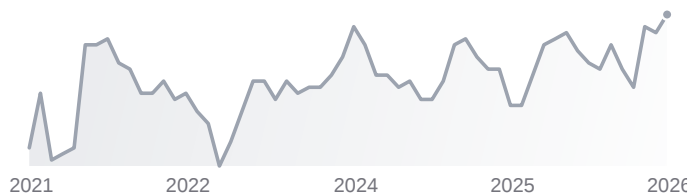
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

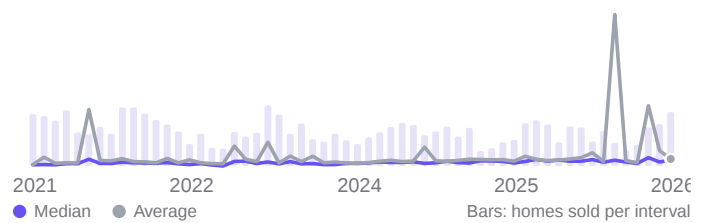
Market temperature (0–100)

69 / 100



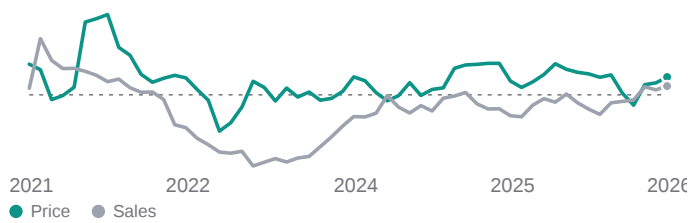
Sale prices

Median \$350K · Average \$368K



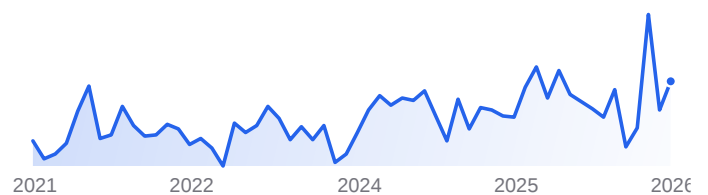
Growth (year over year)

Price +7.0% · Sales +3.5%



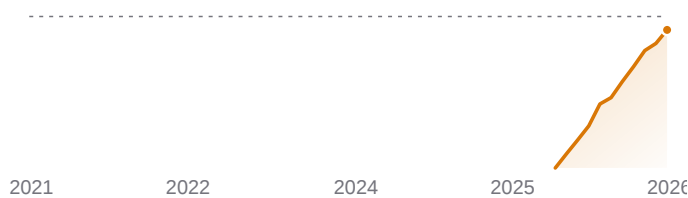
Price per square foot

\$281/ft²



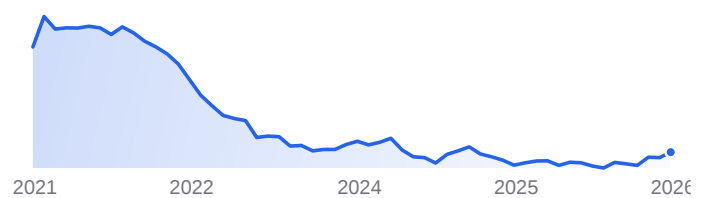
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

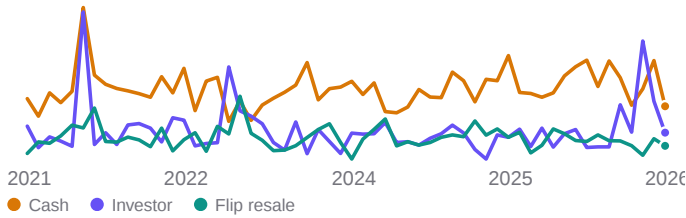
5.0%



BUYERS & OUTCOMES

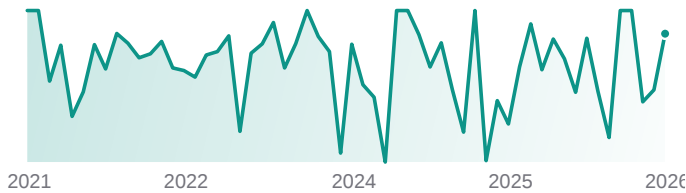
Buyer mix

Cash 15% · Investor 7.7% · Flip resale 3.8%



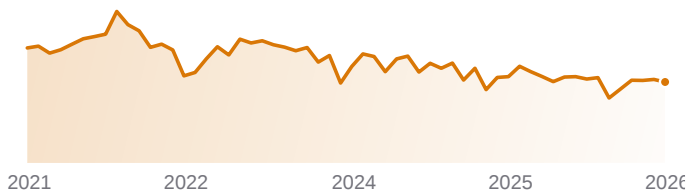
Sellers who sold at a gain

98%

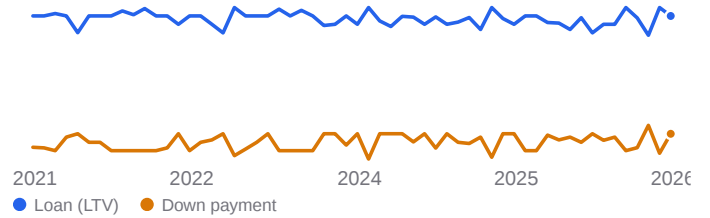


Median annualized return at resale

+4.9%

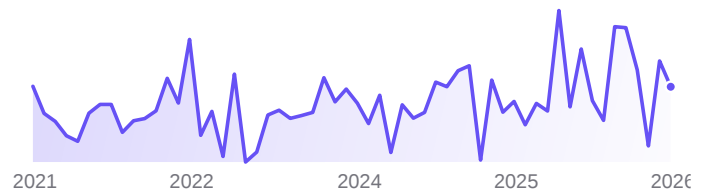


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	19,090
Median value (AVM)	\$285K
Median size	1,222 ft²
Median bedrooms	3
Median year built	1989
Single family	78%
Condos	7.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	2.6%
Owner occupied	78%
Company owned	12%
Median loan-to-value	59%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	56,779
Density	1,894 / mi²
Median household income	\$90K
Average household income	\$105K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	13
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	9.7%
Unemployment	0.8%
Average temp	44°F
Annual precip	33 in
Sunshine	59%

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