

Rochester 55902

ZIP code · MN · Minnesota · Olmsted County · Rochester

SELLER'S MARKET

\$550K

MEDIAN SALE PRICE

+14.9%

1-YR CHANGE

433

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

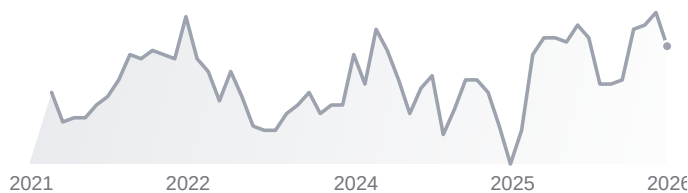
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

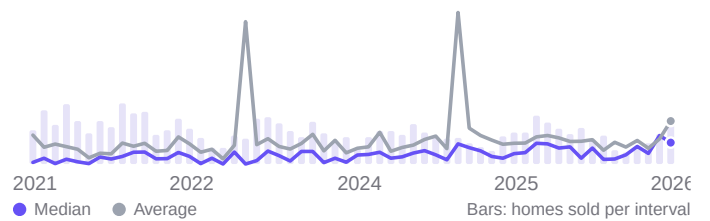
Market temperature (0-100)

67 / 100



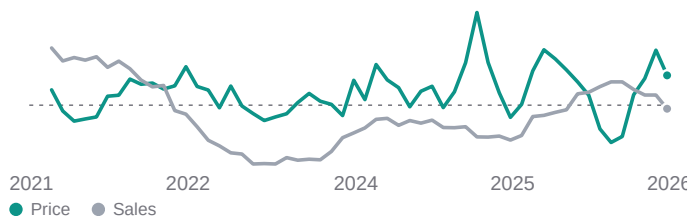
Sale prices

Median \$565K · Average \$822K



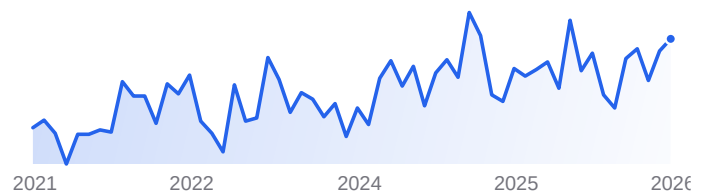
Growth (year over year)

Price +14.9% · Sales -1.8%



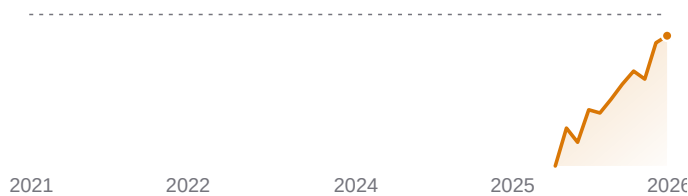
Price per square foot

\$300/ft²



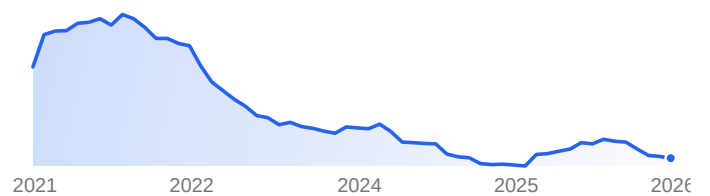
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

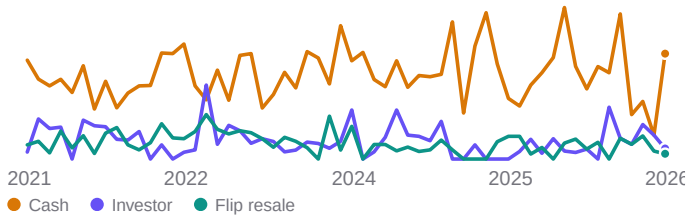
4.6%



BUYERS & OUTCOMES

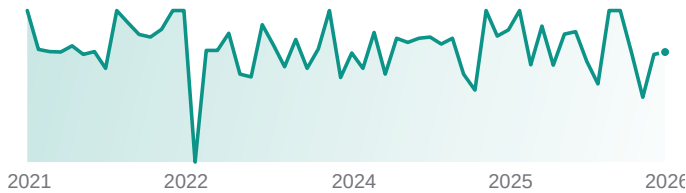
Buyer mix

Cash 34% · Investor 3.4% · Flip resale 1.7%



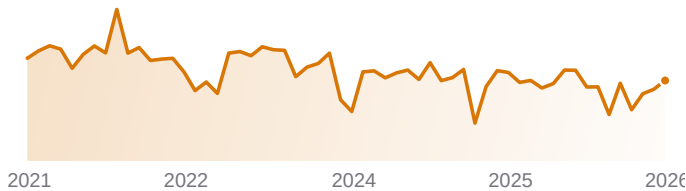
Sellers who sold at a gain

93%

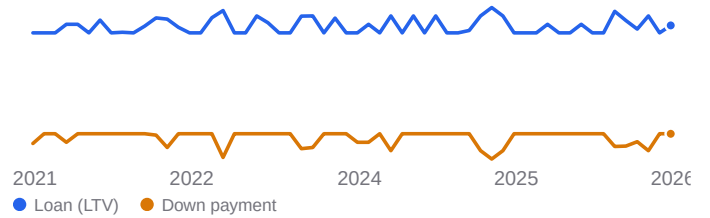


Median annualized return at resale

+5.0%

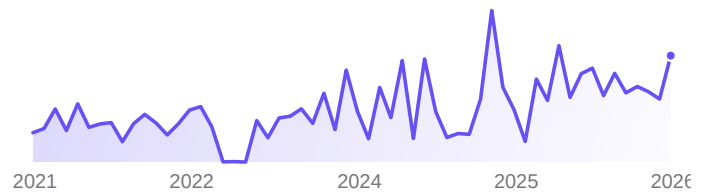


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



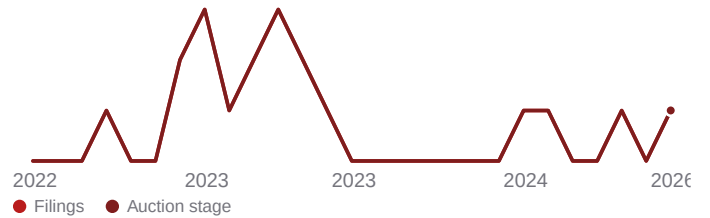
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,337
Median value (AVM)	\$416K
Median size	1,827 ft²
Median bedrooms	4
Median year built	1991
Single family	78%
Condos	6.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	3.0%
Owner occupied	83%
Company owned	11%
Median loan-to-value	54%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	26,266
Density	635 / mi²
Median household income	\$123K
Average household income	\$170K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	14
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	5.8%
Unemployment	0.8%
Average temp	44°F
Annual precip	32 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.