

Rochester 55904

ZIP code · MN · Minnesota > Olmsted County > Rochester

BALANCED MARKET

\$289K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

423

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



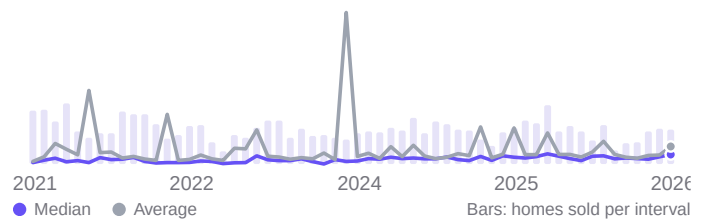
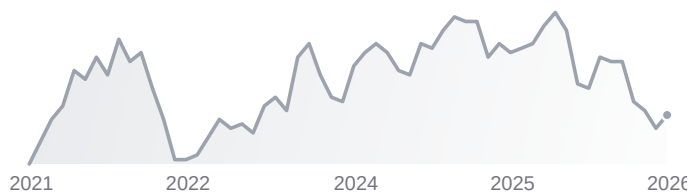
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$313K · Average \$396K

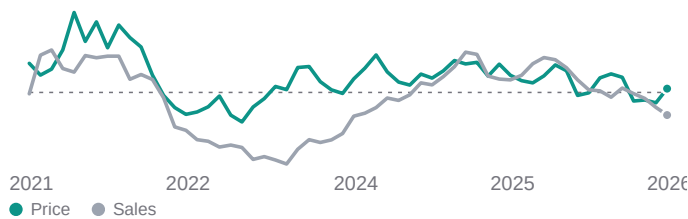


Growth (year over year)

Price +1.6% · Sales -9.2%

Price per square foot

\$271/ft²

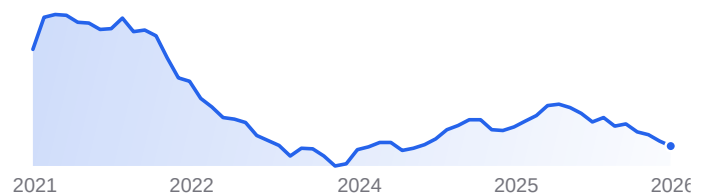
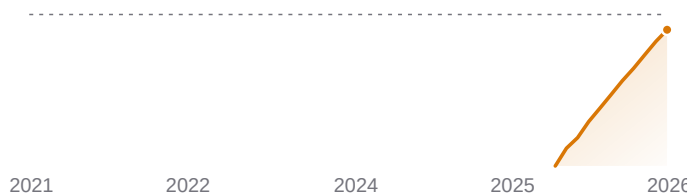


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

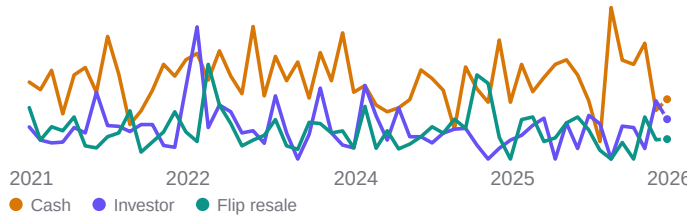
4.5%



BUYERS & OUTCOMES

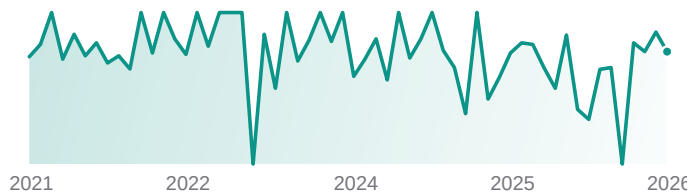
Buyer mix

Cash 16% · Investor 11% · Flip resale 5.3%



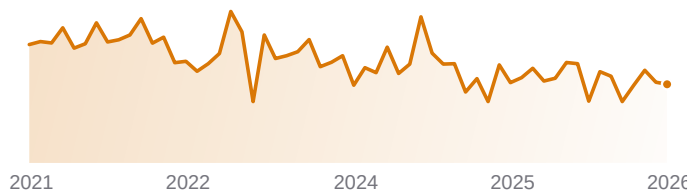
Sellers who sold at a gain

94%

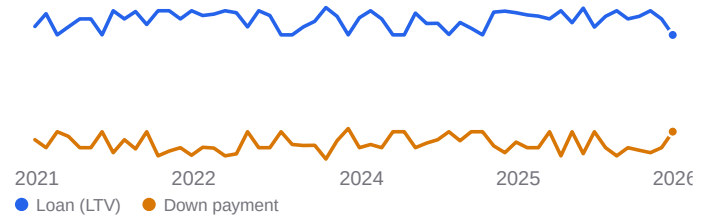


Median annualized return at resale

+5.1%

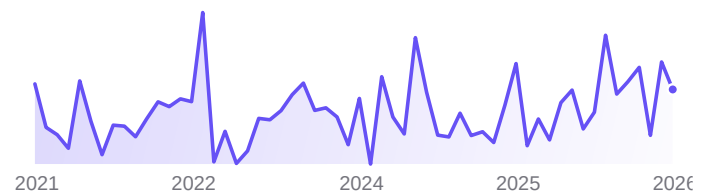


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,464
Median value (AVM)	\$240K
Median size	1,246 ft²
Median bedrooms	3
Median year built	1974
Single family	80%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	3.5%
Owner occupied	81%
Company owned	9.7%
Median loan-to-value	59%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	30,869
Density	509 / mi²
Median household income	\$77K
Average household income	\$97K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	9
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	10.5%
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.