

Rochester 55906

ZIP code · MN · Minnesota > Olmsted County > Rochester

SELLER'S MARKET

\$367K

MEDIAN SALE PRICE

+8.4%

1-YR CHANGE

369

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



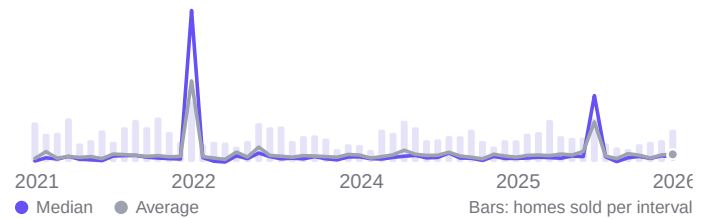
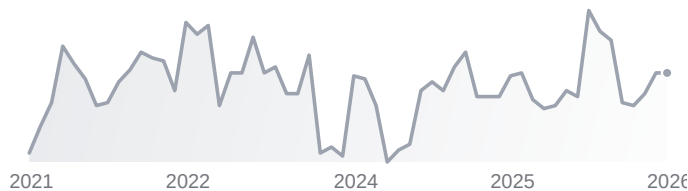
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$375K · Average \$453K

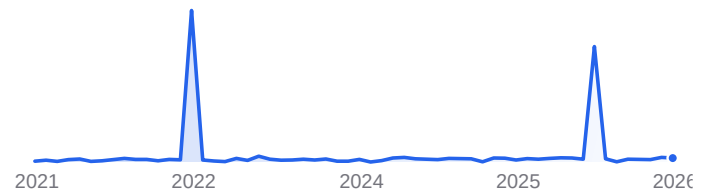
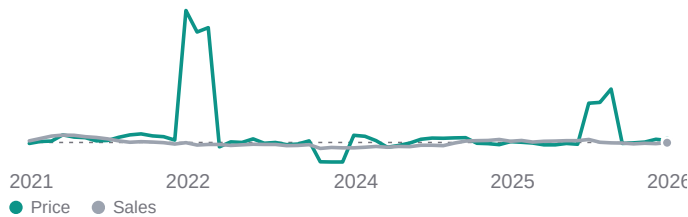


Growth (year over year)

Price +8.4% · Sales -1.1%

Price per square foot

\$260/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

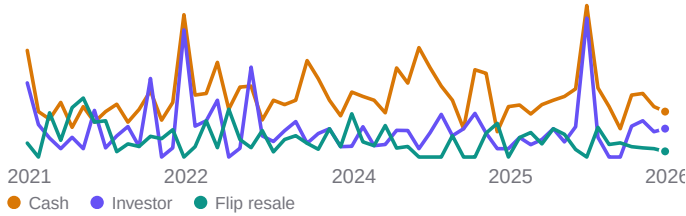
5.0%



BUYERS & OUTCOMES

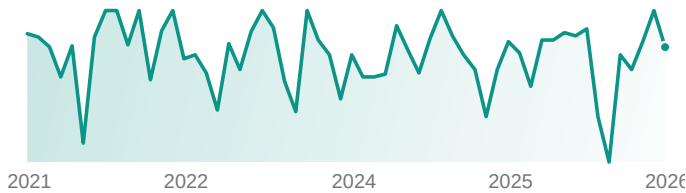
Buyer mix

Cash 20% · Investor 13% · Flip resale 2.5%



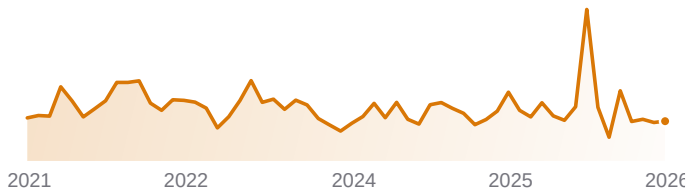
Sellers who sold at a gain

93%

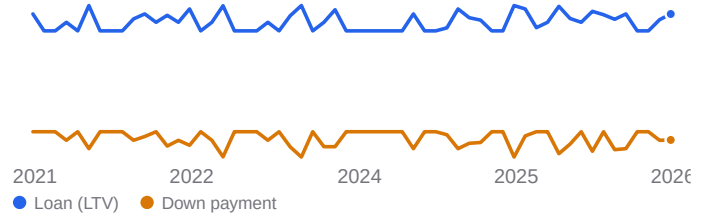


Median annualized return at resale

+4.5%

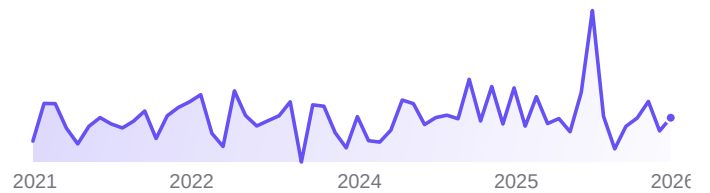


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



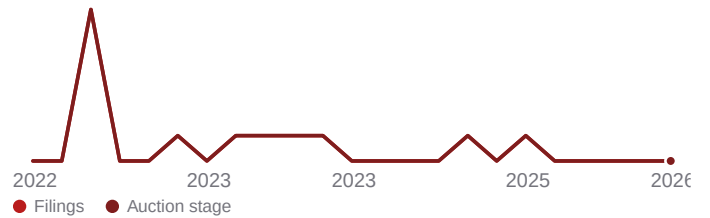
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,441
Median value (AVM)	\$356K
Median size	1,612 ft²
Median bedrooms	3
Median year built	1985
Single family	79%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.1%
Owner occupied	84%
Company owned	9.8%
Median loan-to-value	52%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	19,701
Density	302 / mi²
Median household income	\$110K
Average household income	\$131K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	9
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	6.8%
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.