

Mankato 56003

ZIP code · MN · Minnesota > Nicollet County > Mankato

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

234

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



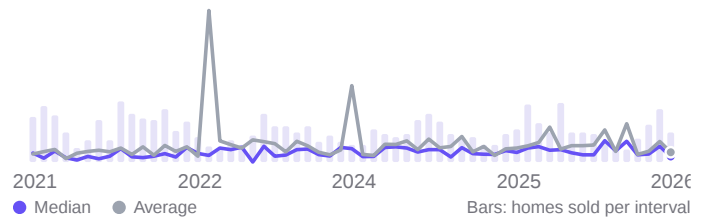
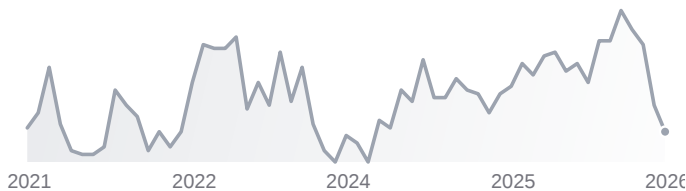
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$250K · Average \$288K

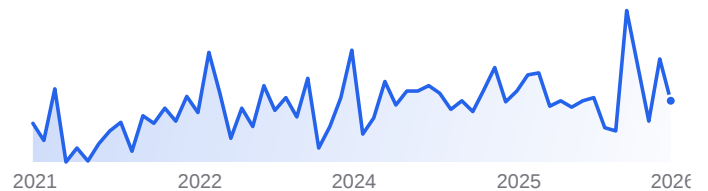
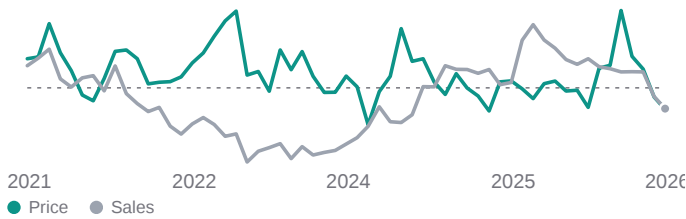


Growth (year over year)

Price -8.9% · Sales -8.6%

Price per square foot

\$207/ft²

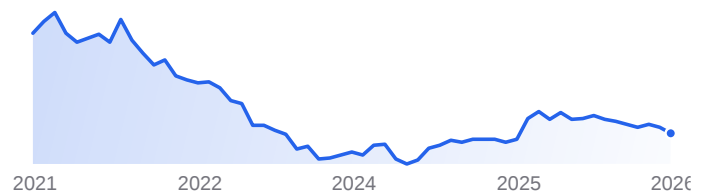
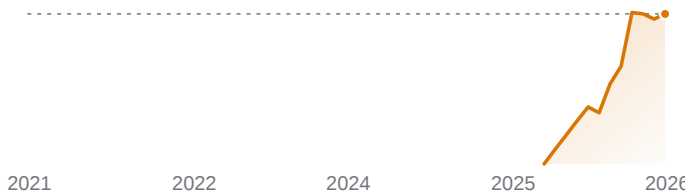


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

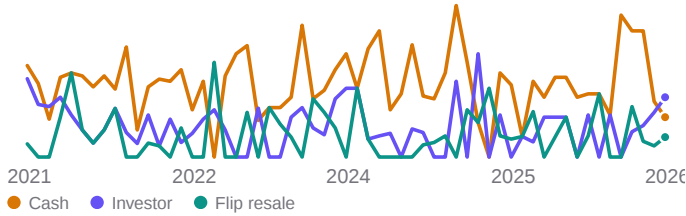
4.3%



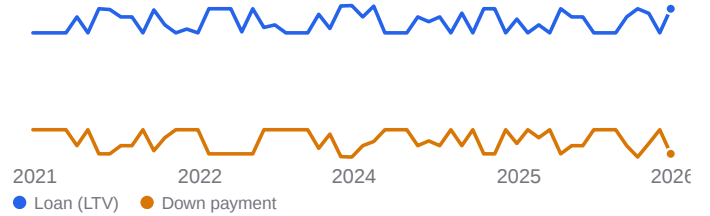
BUYERS & OUTCOMES

Buyer mix

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

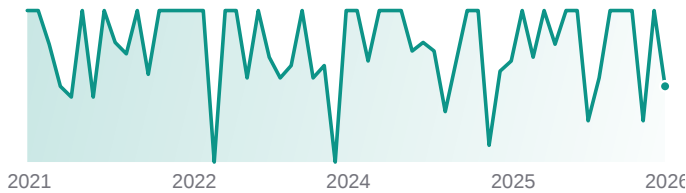


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



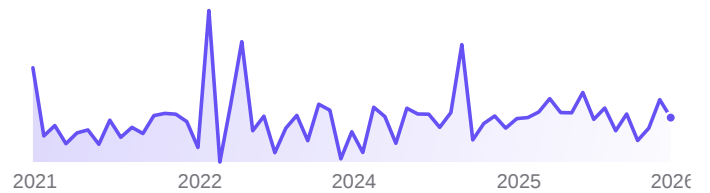
Sellers who sold at a gain

88%



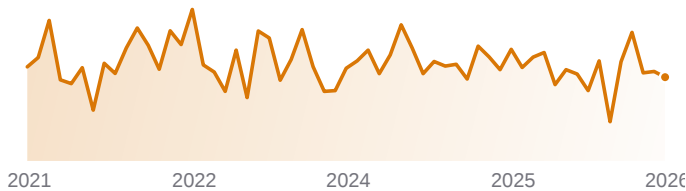
Typical hold before selling

4.9 yrs



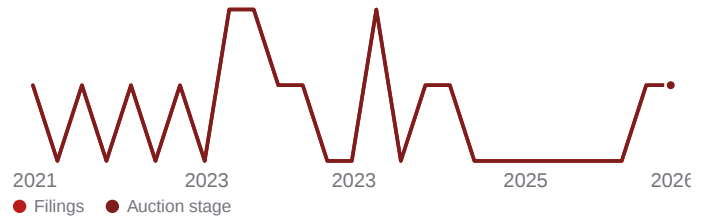
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,418
Median value (AVM)	\$279K
Median size	1,448 ft²
Median bedrooms	4
Median year built	1982
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	4.8%
Owner occupied	89%
Company owned	13%
Median loan-to-value	67%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	14,518
Density	335 / mi²
Median household income	\$80K
Average household income	\$111K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	9
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	9.8%
Unemployment	0.8%
Average temp	45°F
Annual precip	31 in
Sunshine	55%

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