

Courtland 56021

ZIP code · MN · Minnesota > Nicollet County > Courtland

BUYER'S MARKET

\$164K

MEDIAN SALE PRICE

-24.8%

1-YR CHANGE

13

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



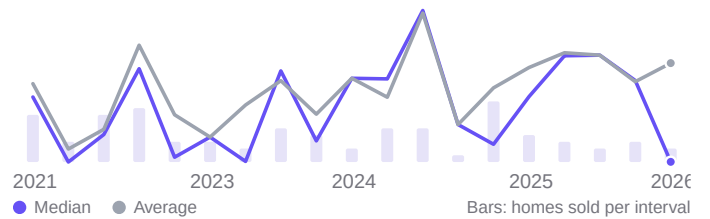
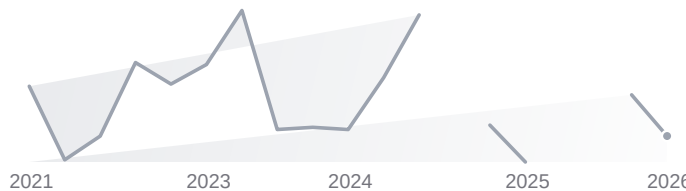
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$54K · Average \$322K

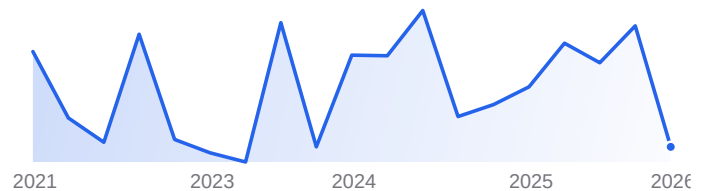
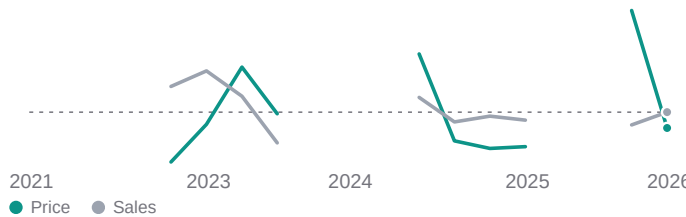


Growth (year over year)

Price -24.8% · Sales +0.0%

Price per square foot

\$52/ft²

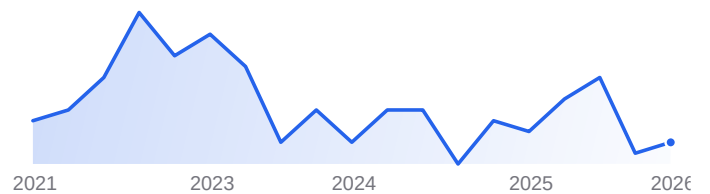
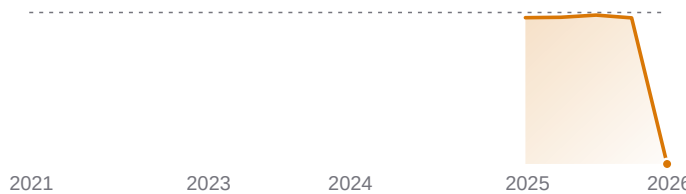


Sale premium vs estimated value

-49.0%

Annual turnover (share of homes sold)

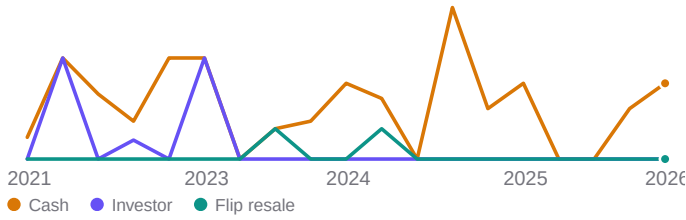
2.8%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



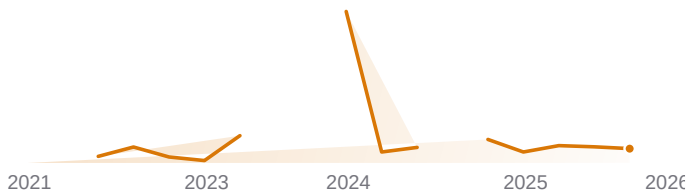
Sellers who sold at a gain

100%

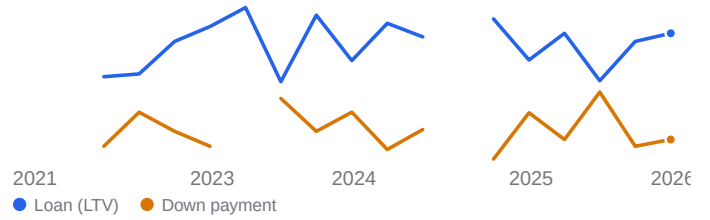


Median annualized return at resale

+5.8%

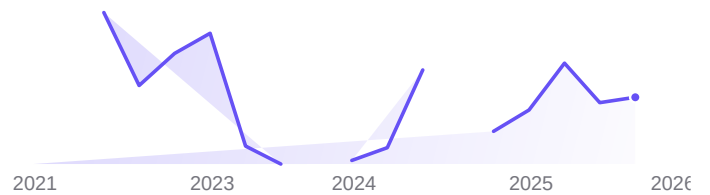


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

6.9 yrs



HOUSING STOCK

Homes	466
Median value (AVM)	\$254K
Median size	1,616 ft ²
Median bedrooms	4
Median year built	1978
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	5.6%
Owner occupied	86%
Company owned	15%
Median loan-to-value	60%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	855
Density	20 / mi ²
Median household income	\$99K
Average household income	\$106K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	16
Homes occupied	97%
Bachelor's or higher	21%
Poverty rate	3.5%
Unemployment	0.9%
Average temp	45°F
Annual precip	30 in
Sunshine	55%

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