

Henderson 56044

ZIP code · MN · Minnesota > Sibley County > Henderson

BUYER'S MARKET

\$305K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



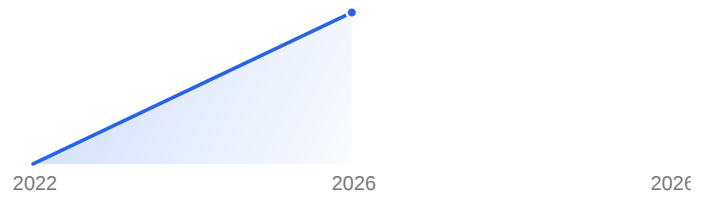
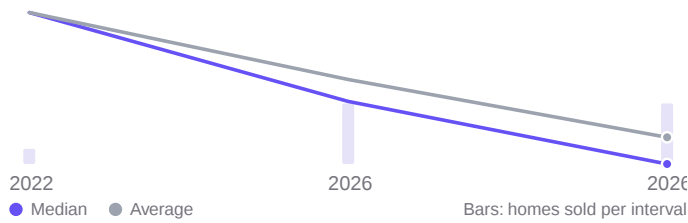
MARKET TRENDS (5 YEARS)

Sale prices

Median \$245K · Average \$312K

Price per square foot

\$404/ft²

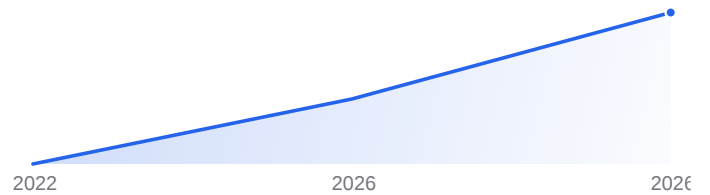
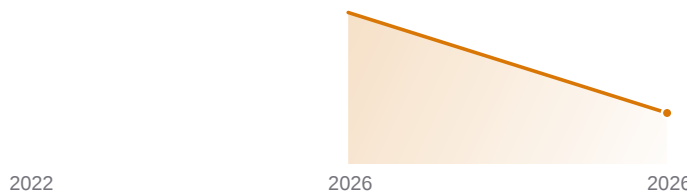


Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

0.6%



BUYERS & OUTCOMES

Buyer mix

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



Preforeclosure filings

Filings 1 · Auction stage 1



Financing (share of purchase price) Loan (LTV) 77% · Down payment 21%



HOUSING STOCK

Homes	1,257
Median value (AVM)	\$227K
Median size	1,760 ft²
Median bedrooms	3
Median year built	1970
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	6.1%
Owner occupied	94%
Company owned	20%
Median loan-to-value	55%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,657
Density	34 / mi²
Median household income	\$90K

Average household income	\$100K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	9
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	7.0%
Unemployment	1.4%
Average temp	45°F
Annual precip	30 in
Sunshine	56%

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.