

Montgomery 56069

ZIP code · MN · Minnesota > Le Sueur County > Montgomery

SELLER'S MARKET

\$297K

MEDIAN SALE PRICE

52

SALES (12 MO)

\$228K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$273K · Average \$296K

2021 2023 2024 2025 2026

2021 2023 2024 2025 2026

Growth (year over year)

Price +55.5% · Sales +0.0%

Price per square foot

\$212/ft²

2021 2023 2024 2025 2026

2021 2023 2024 2025 2026

Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

2.4%

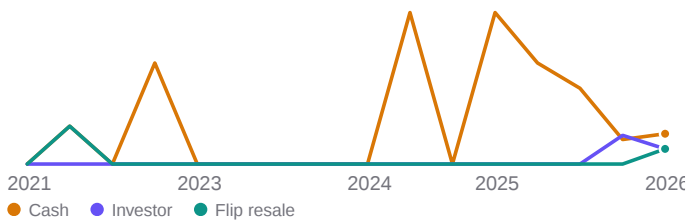
2021 2023 2024 2025 2026

2021 2023 2024 2025 2026

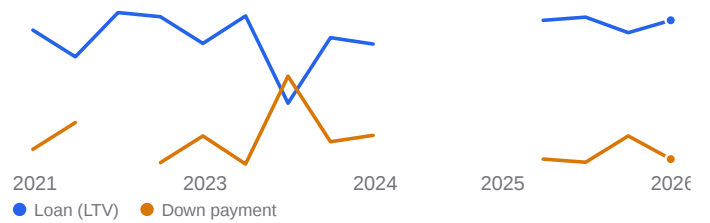
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 10% · Flip resale 10%

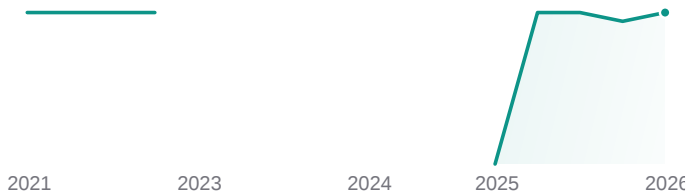


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



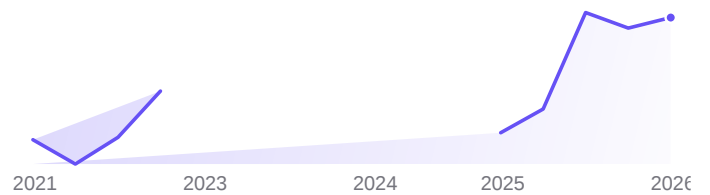
Sellers who sold at a gain

100%



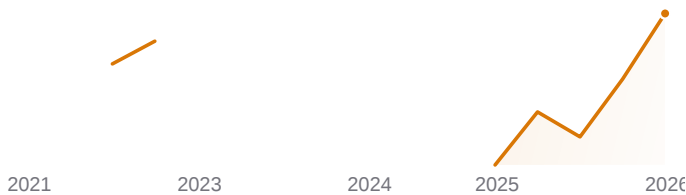
Typical hold before selling

13.1 yrs



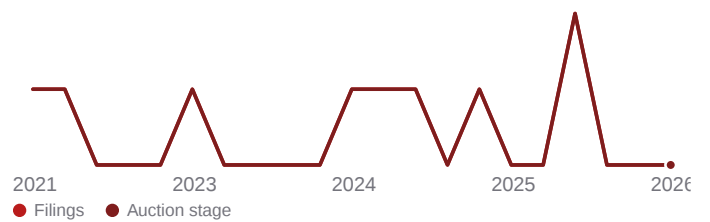
Median annualized return at resale

+8.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,178
Median value (AVM)	\$228K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1970
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.0%
Owner occupied	80%
Company owned	10.0%
Median loan-to-value	34%
Typical ownership tenure	16.5 yrs

COMMUNITY

Population	5,216
Density	67 / mi²
Median household income	\$80K
Average household income	\$92K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	13
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	6.9%
Unemployment	1.4%
Average temp	45°F
Annual precip	31 in
Sunshine	58%

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.