

Nicollet 56074

ZIP code · MN · Minnesota > Nicollet County > Nicollet

SELLER'S MARKET

\$306K

MEDIAN SALE PRICE

-11.8%

1-YR CHANGE

34

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



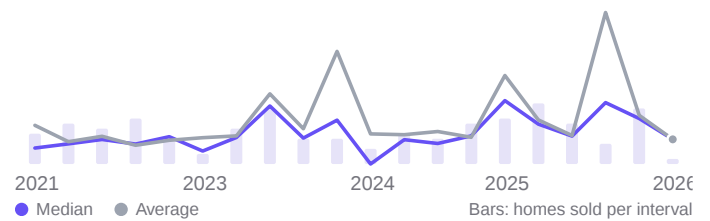
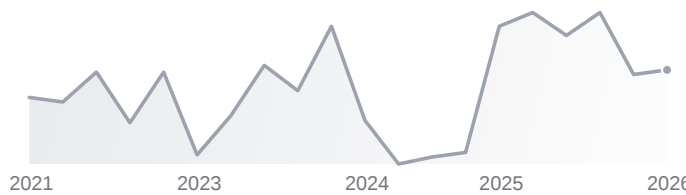
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$212K · Average \$212K

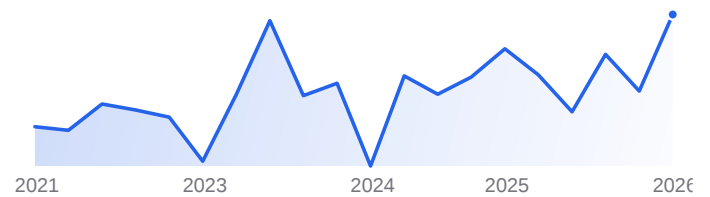
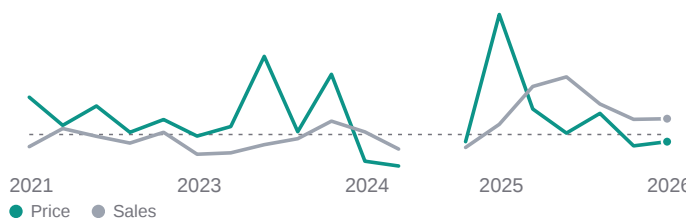


Growth (year over year)

Price -11.8% · Sales +25.9%

Price per square foot

\$263/ft²

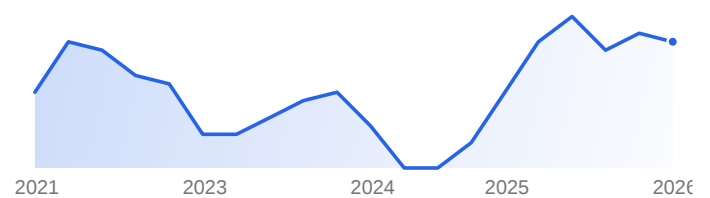


Sale premium vs estimated value

+44.9%

Annual turnover (share of homes sold)

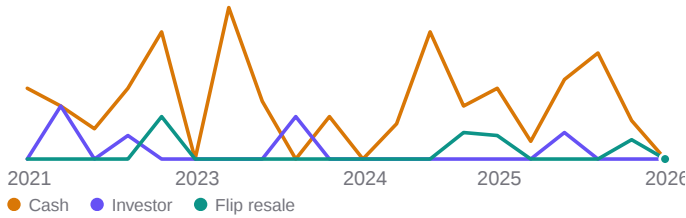
4.2%



BUYERS & OUTCOMES

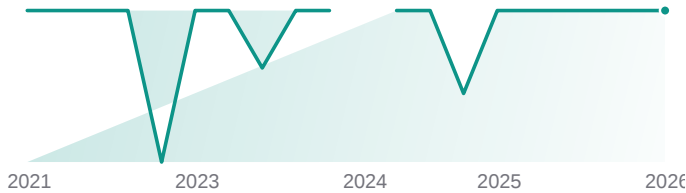
Buyer mix

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



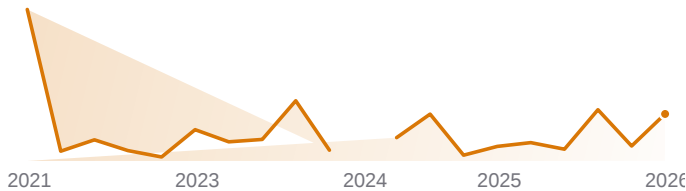
Sellers who sold at a gain

100%

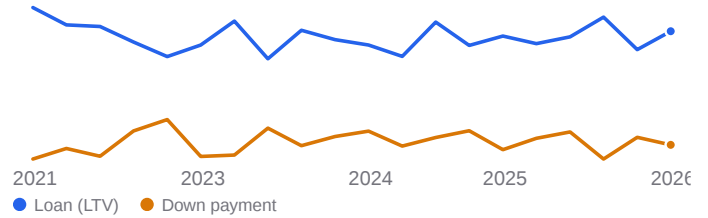


Median annualized return at resale

+17.1%

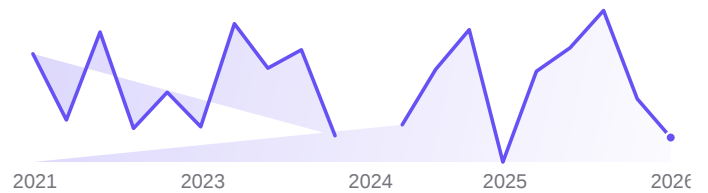


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



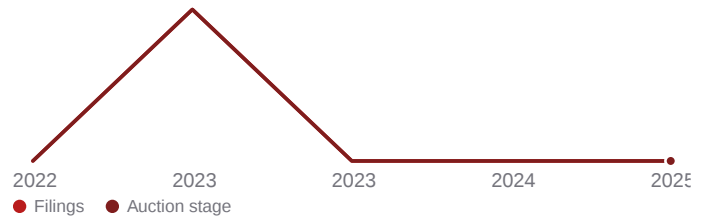
Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	805
Median value (AVM)	\$230K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1973
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	8.6%
Owner occupied	86%
Company owned	17%
Median loan-to-value	68%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,191
Density	26 / mi ²
Median household income	\$89K
Average household income	\$105K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	14
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	7.0%
Unemployment	0.8%
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.