

Saint James 56081

ZIP code · MN · Minnesota > Watonwan County

\$177K

MEDIAN SALE PRICE

31

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

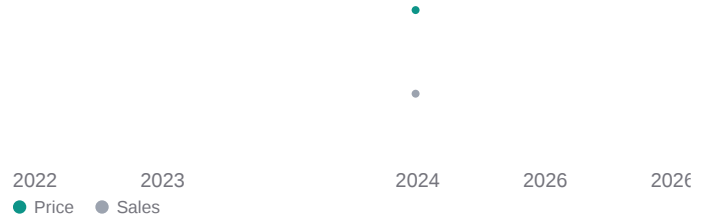
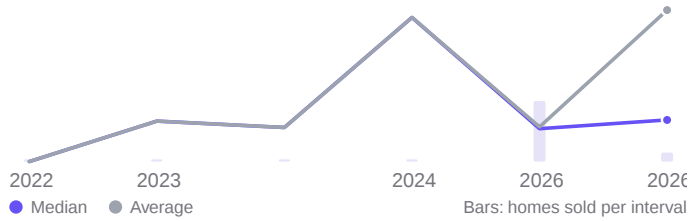
MARKET TRENDS (5 YEARS)

Sale prices

Median \$201K · Average \$667K

Growth (year over year)

Price +223.2% · Sales +100.0%

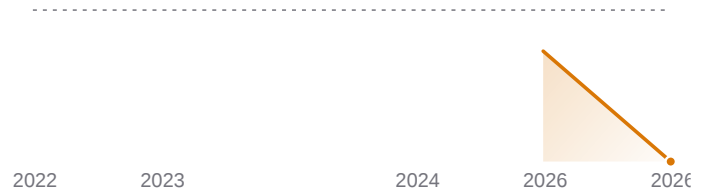


Price per square foot

\$174/ft²

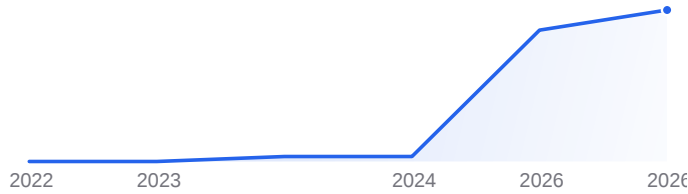
Sale premium vs estimated value

-8.0%



Annual turnover (share of homes sold)

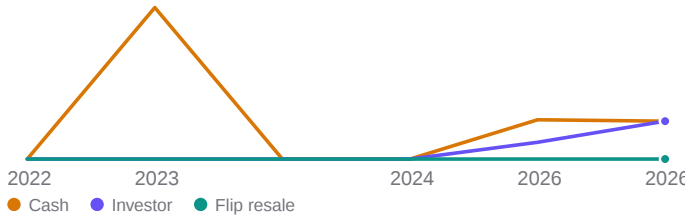
1.2%



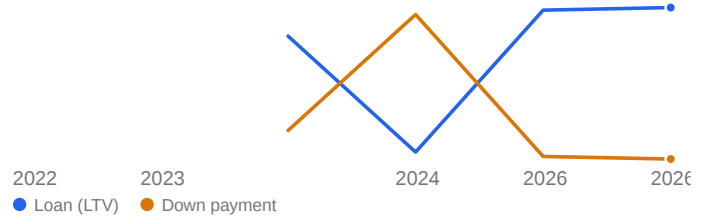
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 25% · Flip resale 0%

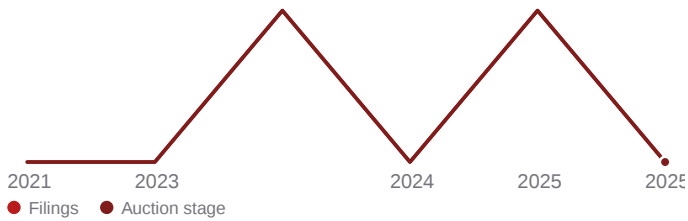


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,492
Median value (AVM)	\$135K
Median size	884 ft²
Median bedrooms	3
Median year built	1948
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.1%
Owner occupied	71%
Company owned	9.2%
Median loan-to-value	33%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	6,236
Density	32 / mi²
Median household income	\$60K

Average household income	\$80K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	10
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	20.0%
Unemployment	1.1%
Average temp	45°F
Annual precip	29 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.