

Waterville 56096

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

BUYER'S MARKET

\$318K

MEDIAN SALE PRICE

35

SALES (12 MO)

\$228K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



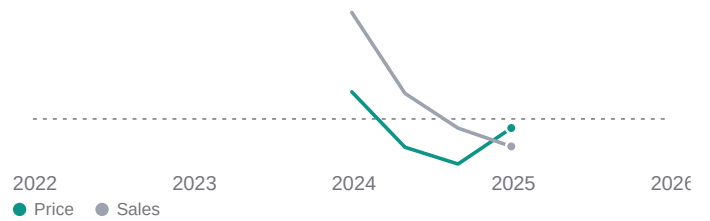
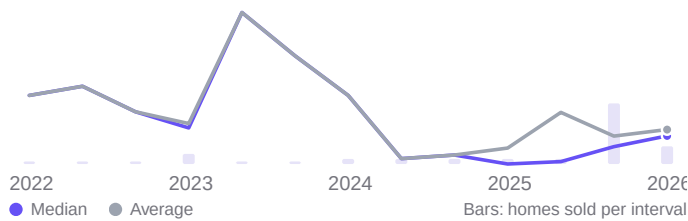
MARKET TRENDS (5 YEARS)

Sale prices

Median \$330K · Average \$364K

Growth (year over year)

Price -14.1% · Sales -42.9%

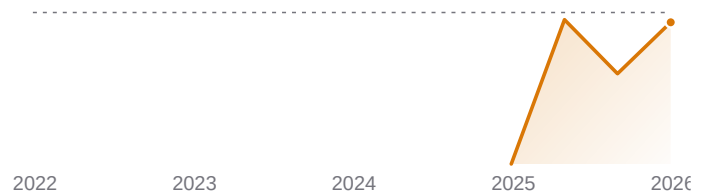
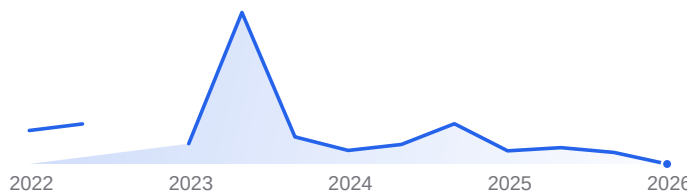


Price per square foot

\$132/ft²

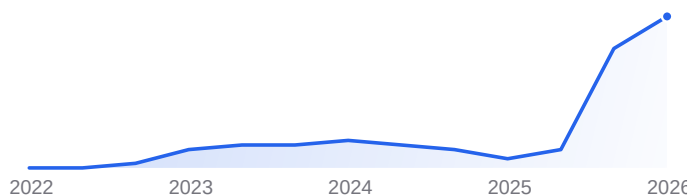
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

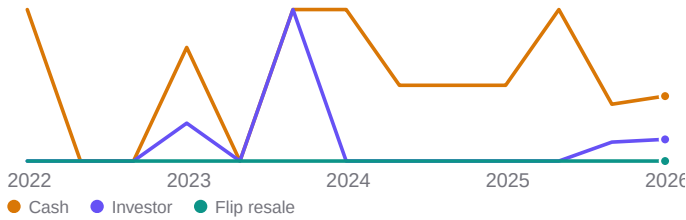
2.0%



BUYERS & OUTCOMES

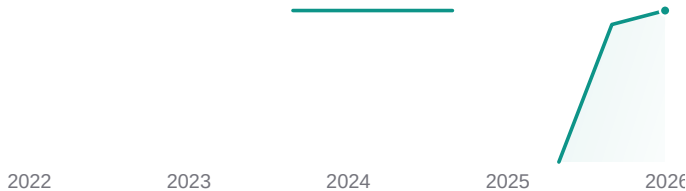
Buyer mix

Cash 43% · Investor 14% · Flip resale 0%



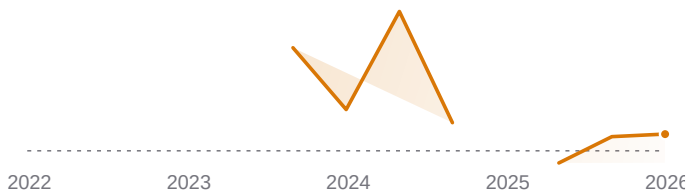
Sellers who sold at a gain

100%

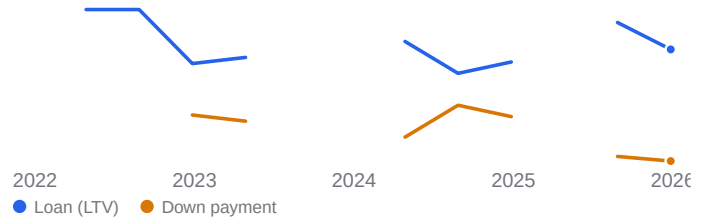


Median annualized return at resale

+6.2%

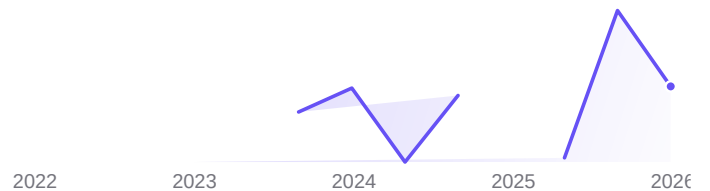


Financing (share of purchase price) Loan (LTV) 75% · Down payment 5.0%



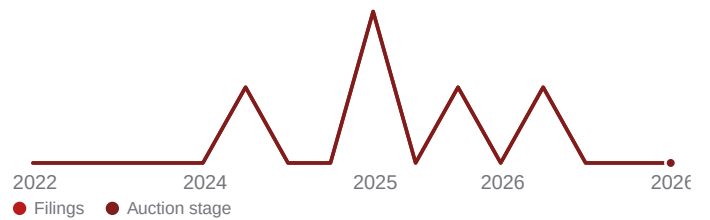
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,730
Median value (AVM)	\$228K
Median size	1,329 ft²
Median bedrooms	3
Median year built	1962
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.7%
Owner occupied	63%
Company owned	12%
Median loan-to-value	32%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,109
Density	53 / mi²
Median household income	\$80K
Average household income	\$90K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	13
Homes occupied	81%
Bachelor's or higher	17%
Poverty rate	6.0%
Unemployment	1.4%
Average temp	45°F
Annual precip	32 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.