

Spicer 56288

ZIP code · MN · Minnesota > Kandiyohi County > Spicer

STRONG BUYER'S MARKET

\$393K

MEDIAN SALE PRICE

-23.1%

1-YR CHANGE

51

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



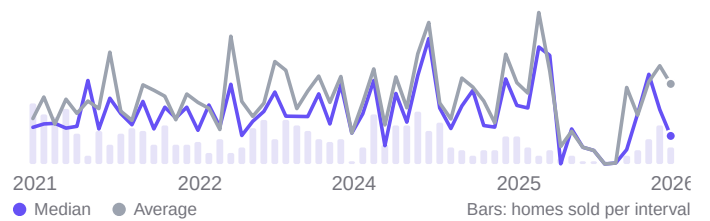
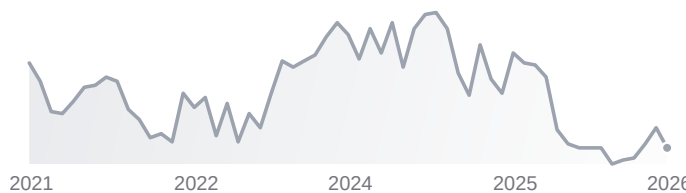
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

12 / 100

Sale prices

Median \$218K · Average \$529K

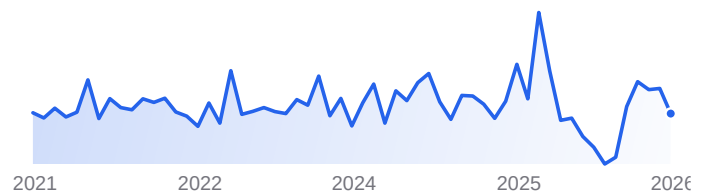
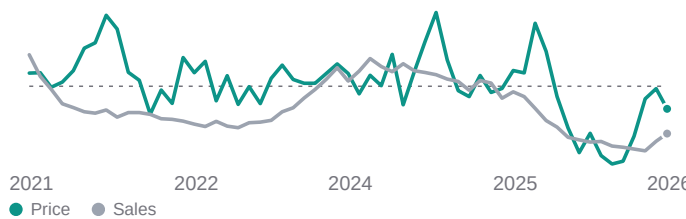


Growth (year over year)

Price -23.1% · Sales -48.5%

Price per square foot

\$239/ft²

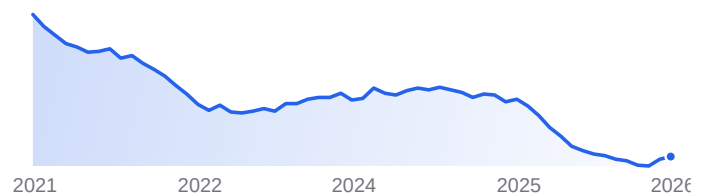


Sale premium vs estimated value

+26.9%

Annual turnover (share of homes sold)

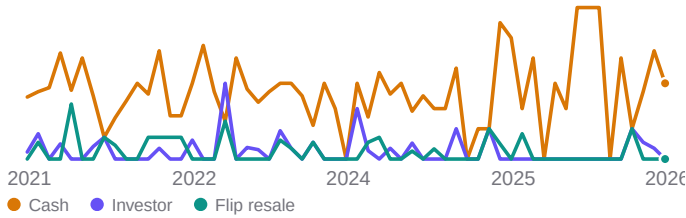
1.6%



BUYERS & OUTCOMES

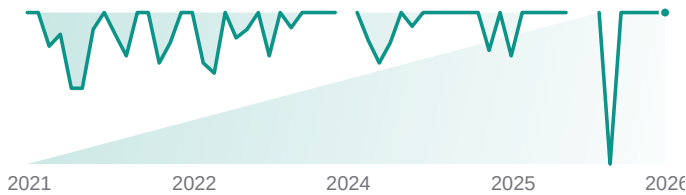
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



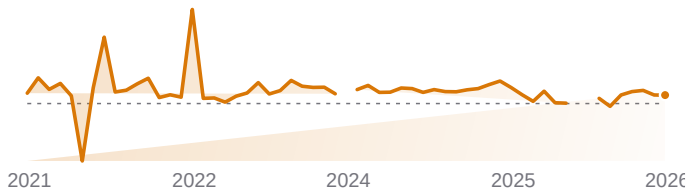
Sellers who sold at a gain

100%

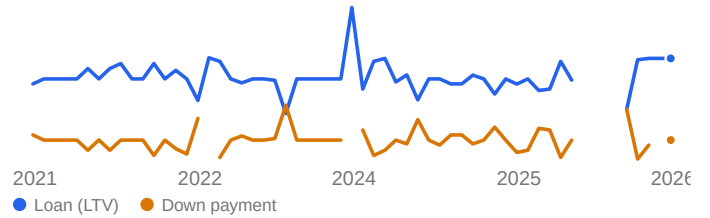


Median annualized return at resale

+4.7%

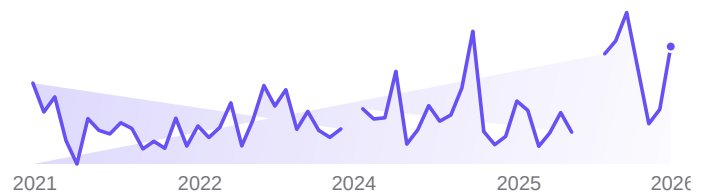


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



Typical hold before selling

14.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,103
Median value (AVM)	\$334K
Median size	1,332 ft²
Median year built	1990
Single family	60%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	5.0%
Owner occupied	64%
Company owned	23%
Median loan-to-value	49%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	4,696
Density	75 / mi²
Median household income	\$94K
Average household income	\$115K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	12
Homes occupied	83%
Bachelor's or higher	25%
Poverty rate	3.7%
Unemployment	1.1%
Average temp	43°F
Annual precip	28 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.