

Watson 56295

ZIP code · MN · Minnesota > Chippewa County > Watson

\$86K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$88K

MEDIAN VALUE (AVM)

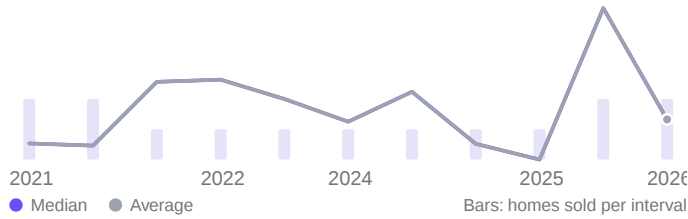
MARKET TRENDS (5 YEARS)

Sale prices

Median \$86K · Average \$86K

Growth (year over year)

Price +170.5% · Sales -20.0%

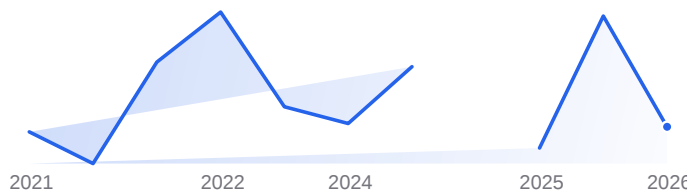


Price per square foot

\$68/ft²

Sale premium vs estimated value

+15.1%



Annual turnover (share of homes sold)

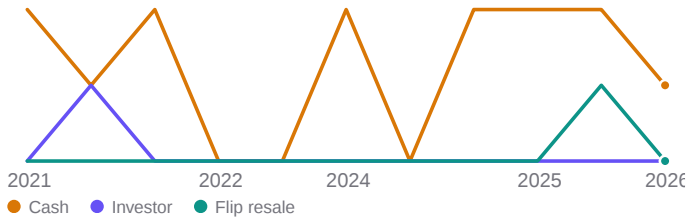
2.9%



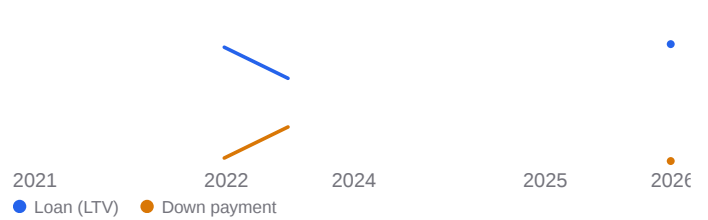
BUYERS & OUTCOMES

Buyer mix

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

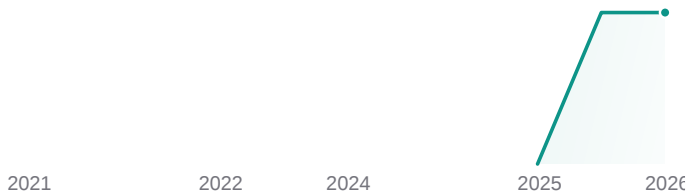


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



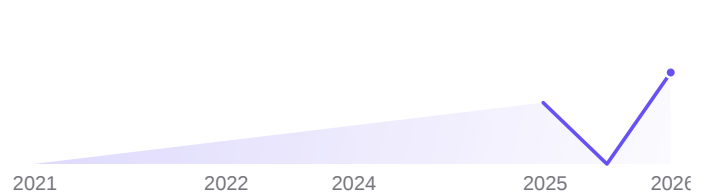
Sellers who sold at a gain

100%



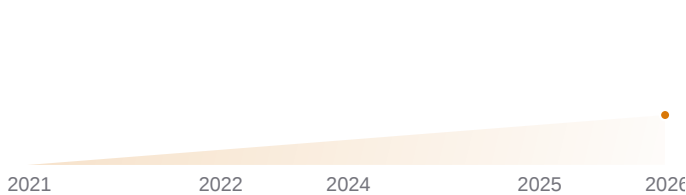
Typical hold before selling

4.4 yrs



Median annualized return at resale

+15.8%



HOUSING STOCK

Homes	136
Median value (AVM)	\$88K
Median size	1,110 ft²
Median bedrooms	3
Median year built	1938
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	9.8%
Owner occupied	81%
Company owned	10%
Median loan-to-value	39%
Typical ownership tenure	21.5 yrs

COMMUNITY

Population	208
Density	10 / mi ²
Median household income	\$73K
Average household income	\$91K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	20
Homes occupied	88%
Bachelor's or higher	15%
Poverty rate	8.3%
Unemployment	0.9%
Average temp	44°F
Annual precip	25 in
Sunshine	55%

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