

Foreston 56330

ZIP code · MN · Minnesota > Mille Lacs County > Foreston

BUYER'S MARKET

\$155K

MEDIAN SALE PRICE

-50.8%

1-YR CHANGE

29

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



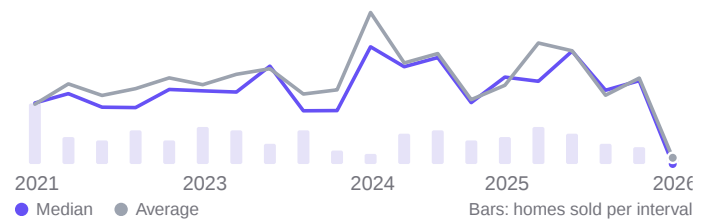
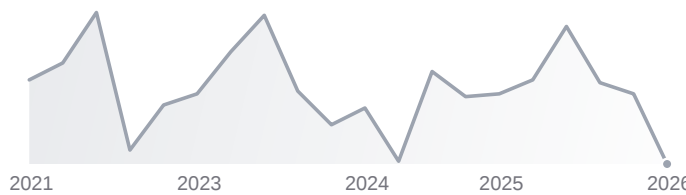
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$35K · Average \$54K

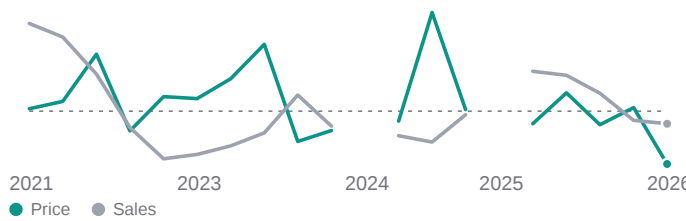


Growth (year over year)

Price -50.8% · Sales -12.1%

Price per square foot

\$49/ft²

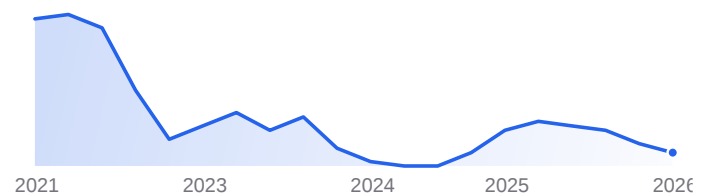


Sale premium vs estimated value

-72.8%

Annual turnover (share of homes sold)

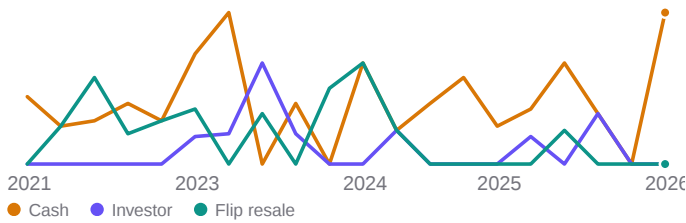
4.1%



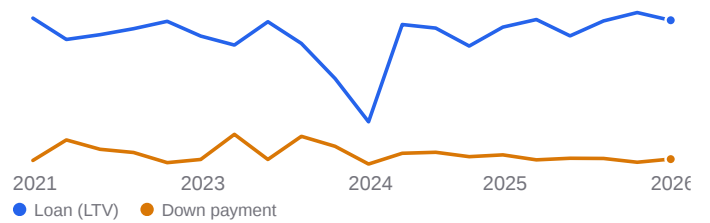
BUYERS & OUTCOMES

Buyer mix

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

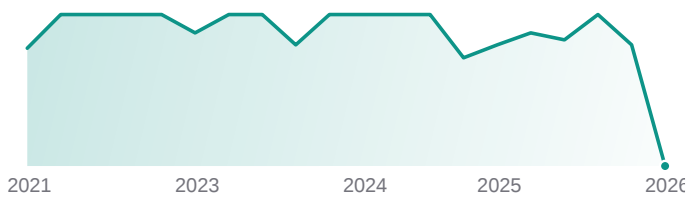


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



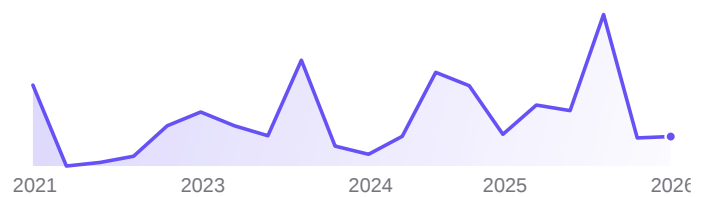
Sellers who sold at a gain

0%



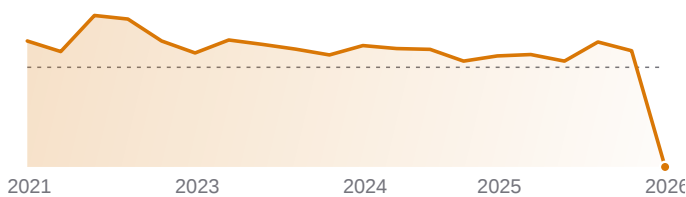
Typical hold before selling

3.3 yrs



Median annualized return at resale

-42.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	716
Median value (AVM)	\$190K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1996
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	16%
Owner occupied	88%
Company owned	8.7%
Median loan-to-value	65%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	1,593
Density	43 / mi²
Median household income	\$92K
Average household income	\$106K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	12
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	8.1%
Unemployment	1.7%
Average temp	42°F
Annual precip	29 in
Sunshine	59%

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.