

Grey Eagle 56336

ZIP code · MN · Minnesota · Todd County · Grey Eagle

BALANCED MARKET

\$261K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

38

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



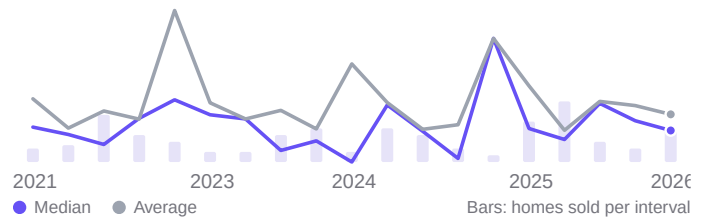
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$243K · Average \$307K

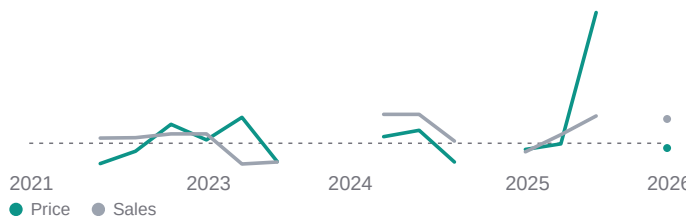


Growth (year over year)

Price -9.1% · Sales +46.2%

Price per square foot

\$275/ft²



Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

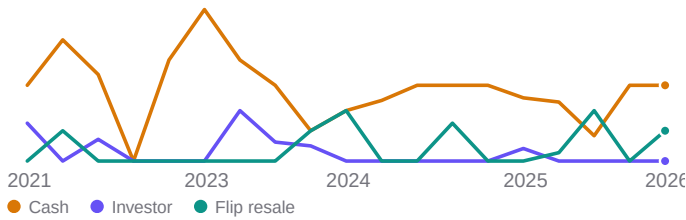
3.3%



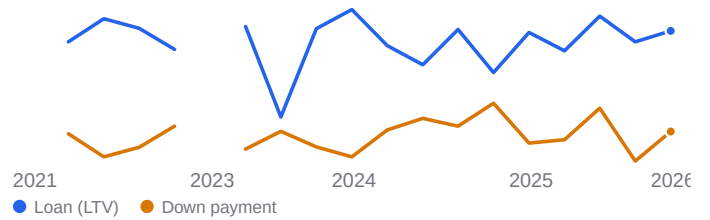
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 20%

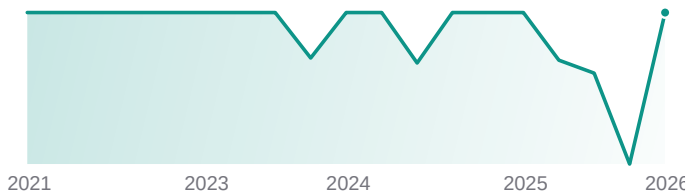


Financing (share of purchase price) Loan (LTV) 87% · Down payment 22%



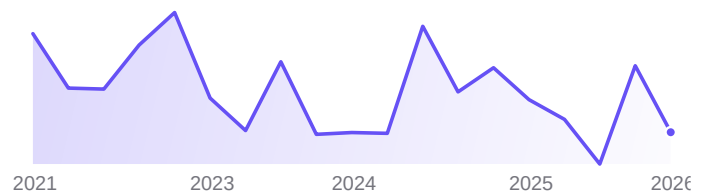
Sellers who sold at a gain

100%



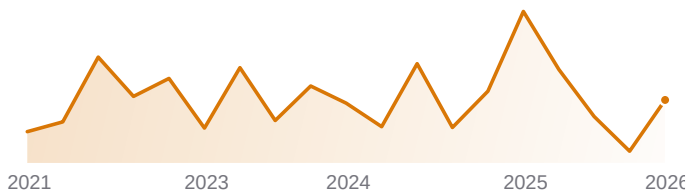
Typical hold before selling

2.9 yrs



Median annualized return at resale

+7.5%



HOUSING STOCK

Homes	1,161
Median value (AVM)	\$236K
Median size	864 ft²
Median bedrooms	3
Median year built	1975
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	9.0%
Owner occupied	62%
Company owned	12%
Median loan-to-value	42%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,568
Density	28 / mi²
Median household income	\$82K
Average household income	\$98K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	19
Homes occupied	64%
Bachelor's or higher	11%
Poverty rate	4.6%
Unemployment	1.3%
Average temp	42°F
Annual precip	27 in
Sunshine	59%

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.