

Melrose 56352

ZIP code · MN · Minnesota > Stearns County > Melrose

STRONG BUYER'S MARKET

\$247K

MEDIAN SALE PRICE

22

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 4 / 100



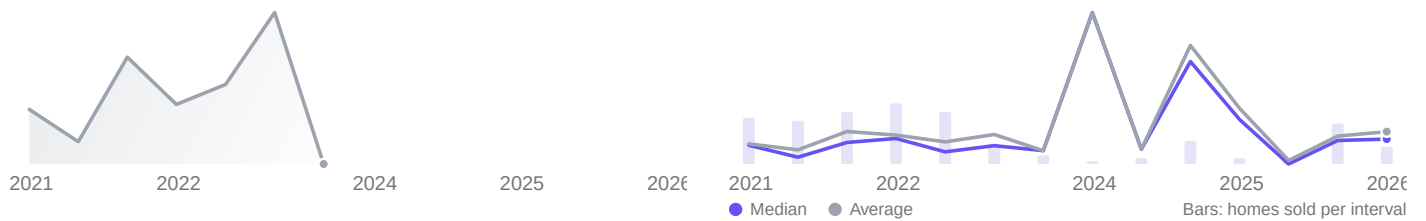
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

4 / 100

Sale prices

Median \$236K · Average \$288K



Growth (year over year)

Price -18.3% · Sales -88.6%

Price per square foot

\$176/ft²

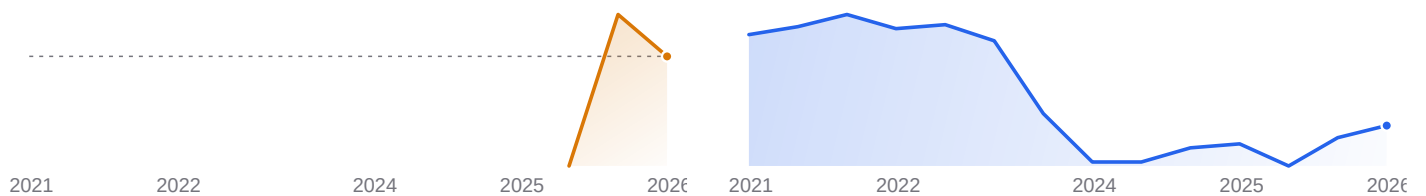


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

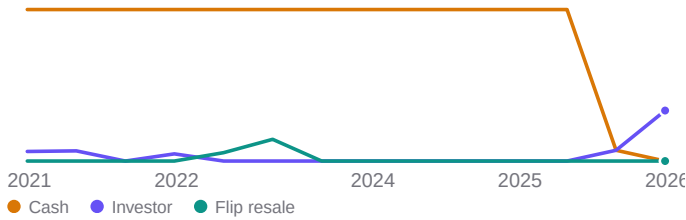
1.0%



BUYERS & OUTCOMES

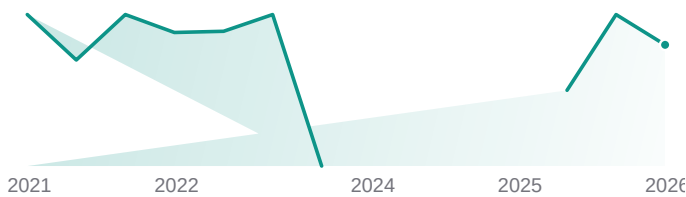
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



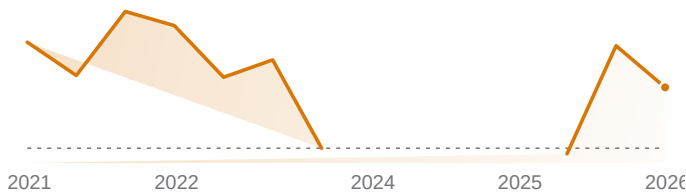
Sellers who sold at a gain

80%

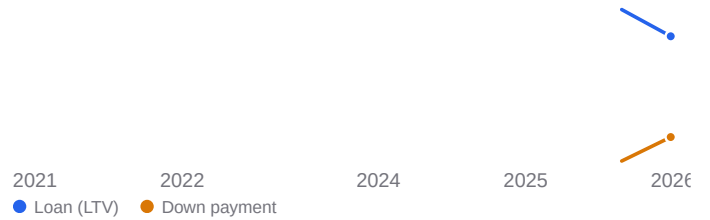


Median annualized return at resale

+4.4%

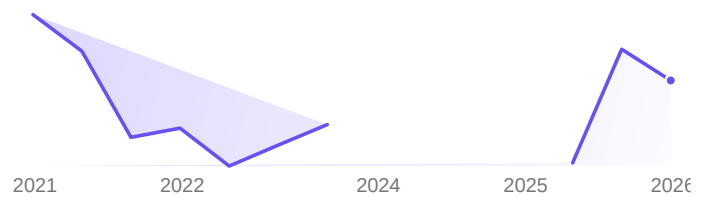


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



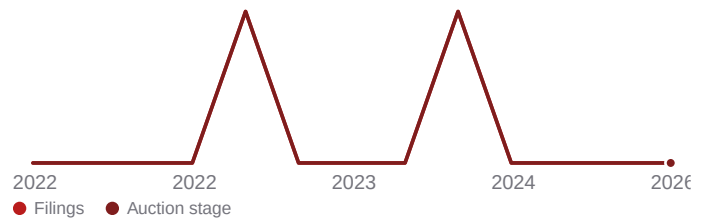
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,136
Median value (AVM)	\$198K
Median size	1,466 ft²
Median bedrooms	3
Median year built	1975
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	99%
Underwater (LTV 125% or more)	0.5%
Owner occupied	78%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	5,654
Density	49 / mi²
Median household income	\$76K
Average household income	\$103K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	19
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	4.6%
Unemployment	1.1%
Average temp	43°F
Annual precip	27 in
Sunshine	55%

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.