

Nelson 56355

ZIP code · MN · Minnesota > Douglas County > Nelson

SELLER'S MARKET

\$217K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

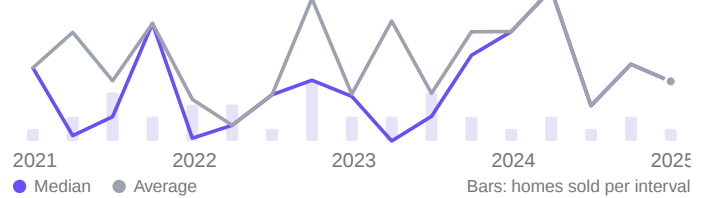
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$217K · Average \$217K

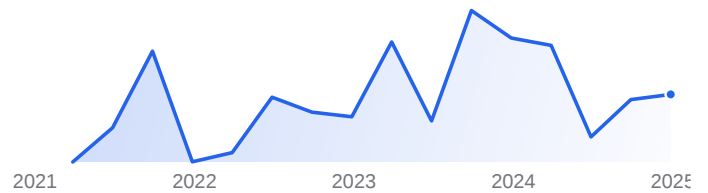
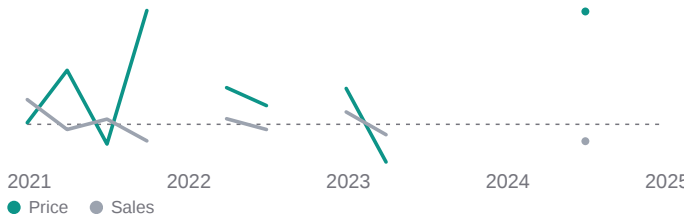


Growth (year over year)

Price +182.8% · Sales -27.3%

Price per square foot

\$201/ft²



Sale premium vs estimated value

-3.5%

Annual turnover (share of homes sold)

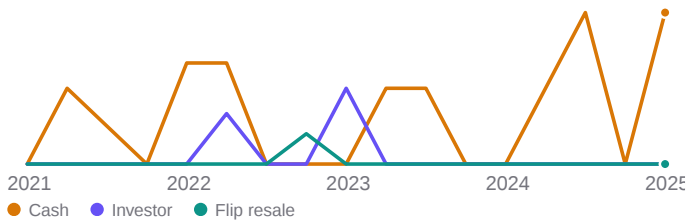
2.0%



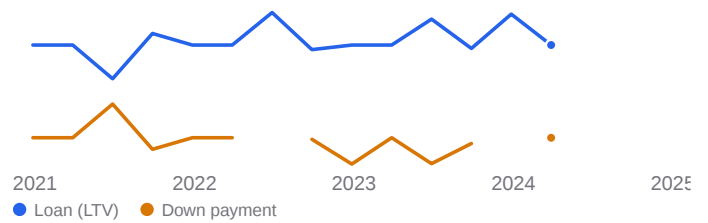
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

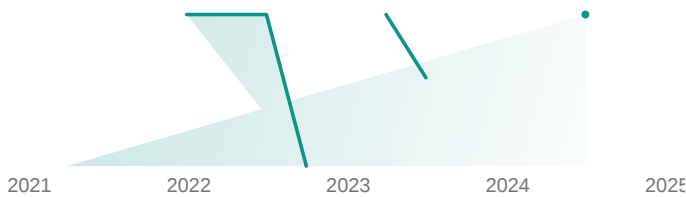


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



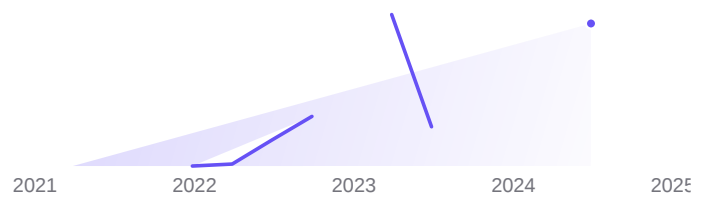
Sellers who sold at a gain

100%



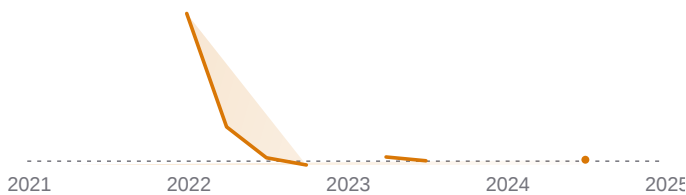
Typical hold before selling

12.7 yrs



Median annualized return at resale

+4.3%



HOUSING STOCK

Homes	293
Median value (AVM)	\$272K
Median size	1,260 ft²
Median bedrooms	5
Median year built	1978
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	5.1%
Owner occupied	89%
Company owned	10%
Median loan-to-value	50%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	682
Density	27 / mi²
Median household income	\$86K
Average household income	\$108K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	19
Homes occupied	83%
Bachelor's or higher	22%
Poverty rate	5.3%
Unemployment	1.0%
Average temp	42°F
Annual precip	26 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.