

Sauk Centre 56378

ZIP code · MN · Minnesota > Stearns County > Sauk Centre

BUYER'S MARKET

\$201K

MEDIAN SALE PRICE

-40.1%

1-YR CHANGE

68

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



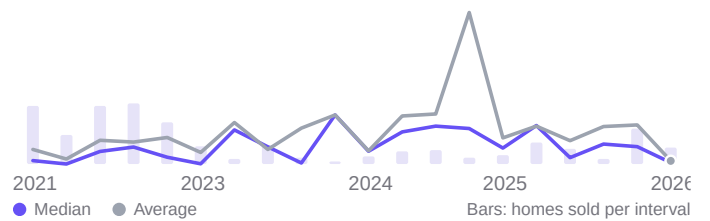
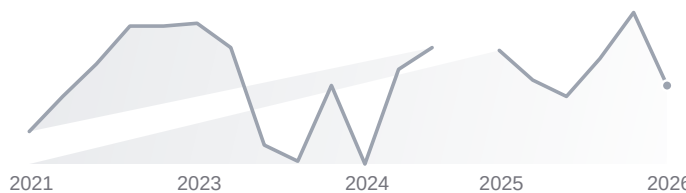
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$192K · Average \$199K

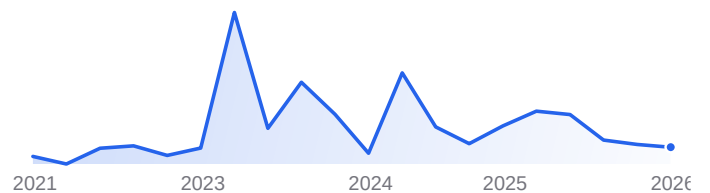
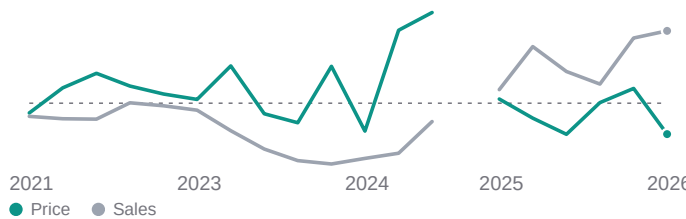


Growth (year over year)

Price -40.1% · Sales +94.3%

Price per square foot

\$210/ft²

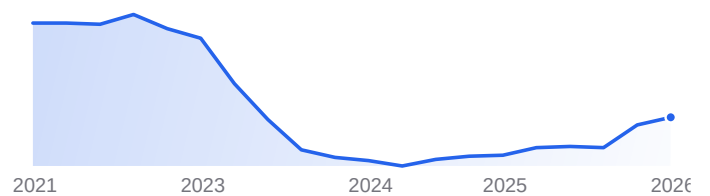


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

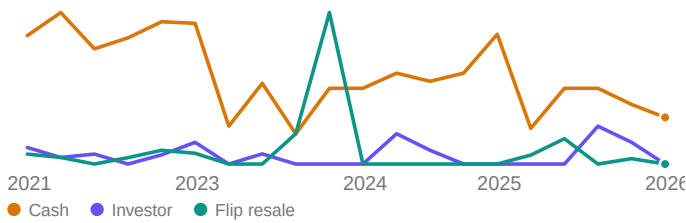
2.0%



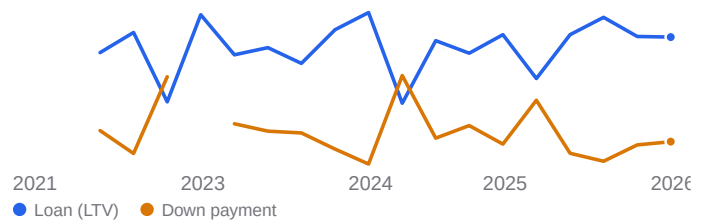
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 0%

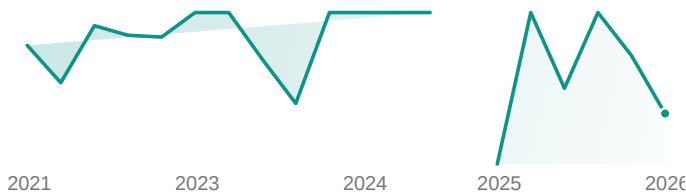


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



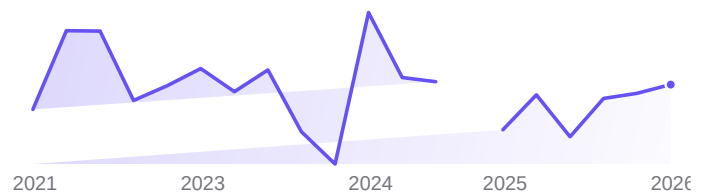
Sellers who sold at a gain

67%



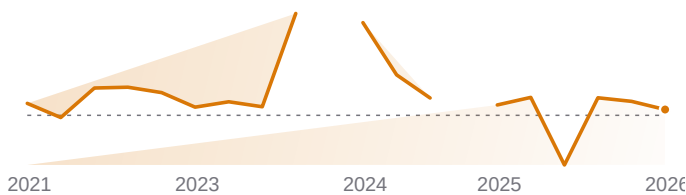
Typical hold before selling

4.2 yrs



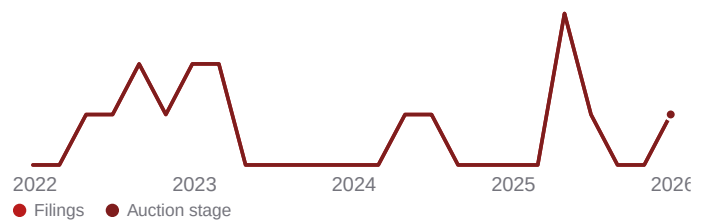
Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,458
Median value (AVM)	\$222K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1976
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	2.8%
Owner occupied	75%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	8,968
Density	42 / mi²
Median household income	\$72K
Average household income	\$91K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	19
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	10.8%
Unemployment	1.1%
Average temp	42°F
Annual precip	27 in
Sunshine	56%

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.