

Brainerd 56401

ZIP code · MN · Minnesota > Crow Wing County > Brainerd

SELLER'S MARKET

\$377K

MEDIAN SALE PRICE

+40.9%

1-YR CHANGE

338

SALES (12 MO)

\$201K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

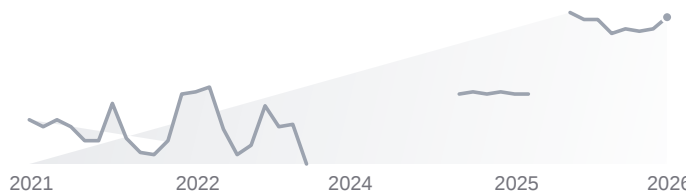
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

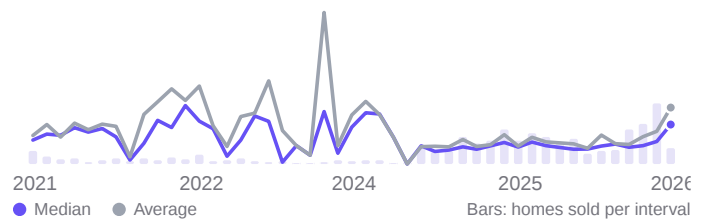
Market temperature (0–100)

64 / 100



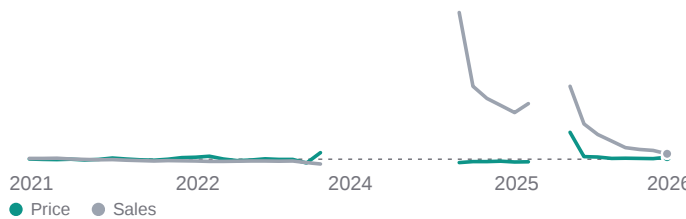
Sale prices

Median \$537K · Average \$751K



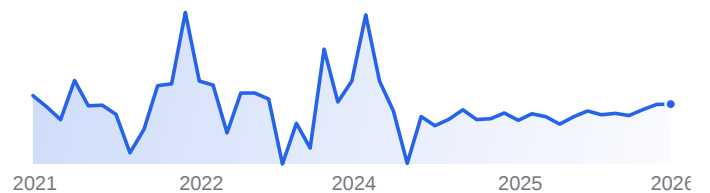
Growth (year over year)

Price +40.9% · Sales +107.4%



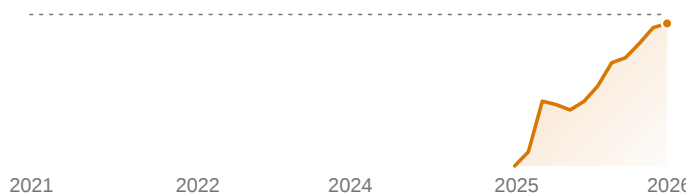
Price per square foot

\$255/ft²



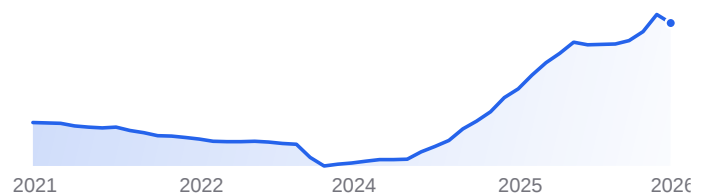
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

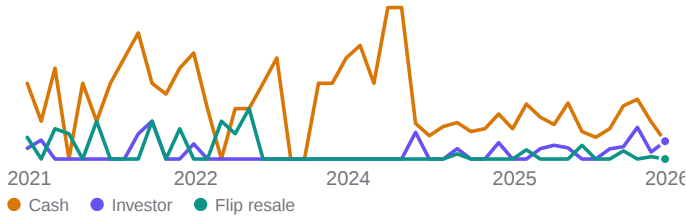
2.4%



BUYERS & OUTCOMES

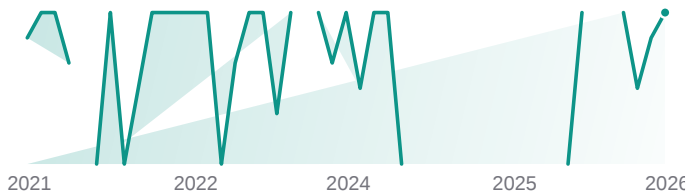
Buyer mix

Cash 12% · Investor 12% · Flip resale 0%



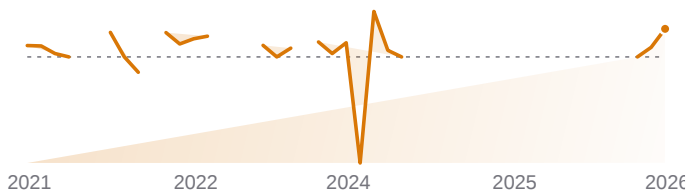
Sellers who sold at a gain

100%

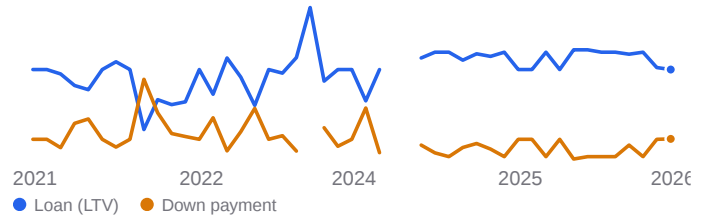


Median annualized return at resale

+14.0%

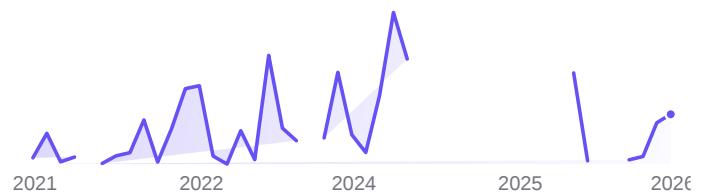


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



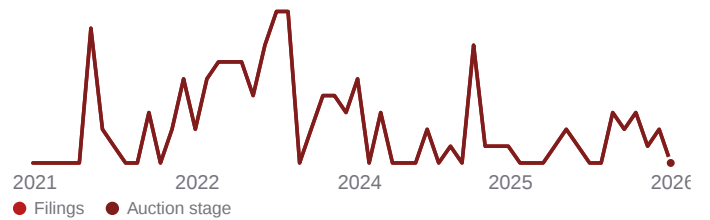
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,290
Median value (AVM)	\$201K
Median size	1,290 ft²
Median bedrooms	3
Median year built	1985
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	7.7%
Owner occupied	71%
Company owned	18%
Median loan-to-value	38%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	32,810
Density	90 / mi²
Median household income	\$68K
Average household income	\$84K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	12
Homes occupied	84%
Bachelor's or higher	17%
Poverty rate	11.4%
Unemployment	1.1%
Average temp	41°F
Annual precip	28 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.