

Backus 56435

ZIP code · MN · Minnesota > Cass County > Backus

BALANCED MARKET

\$274K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

30

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

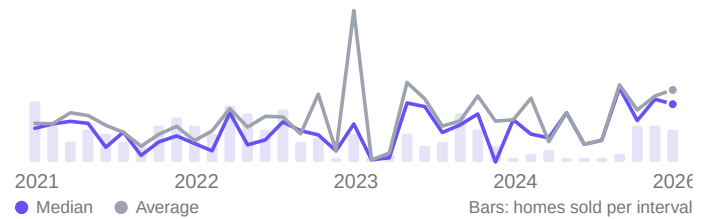
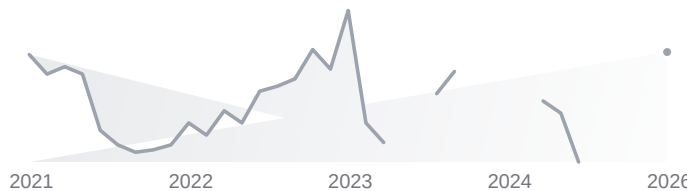
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$290K · Average \$348K

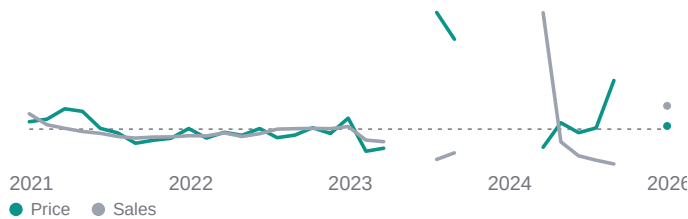


Growth (year over year)

Price +7.6% · Sales +57.9%

Price per square foot

\$288/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

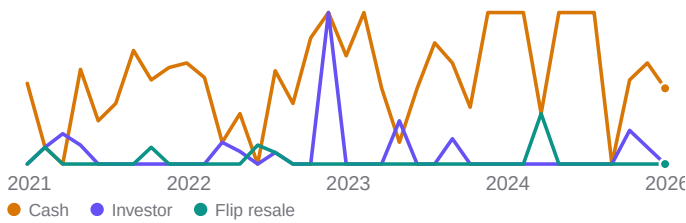
1.2%



BUYERS & OUTCOMES

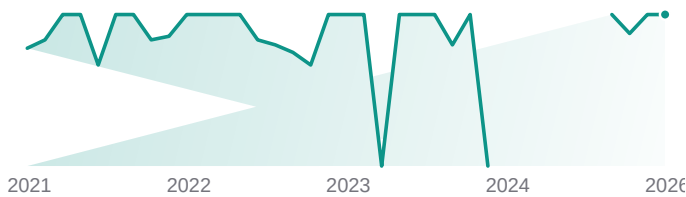
Buyer mix

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



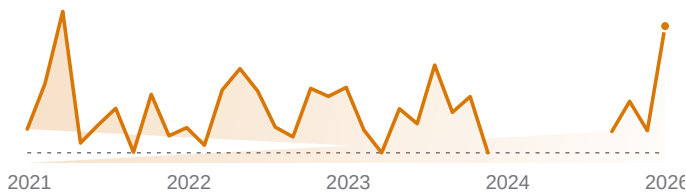
Sellers who sold at a gain

100%

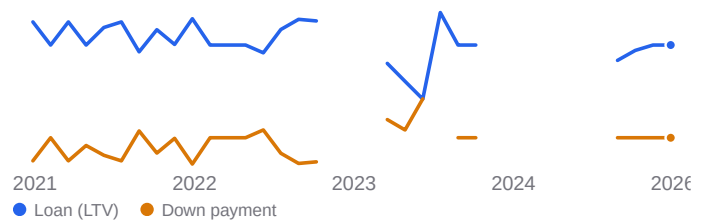


Median annualized return at resale

+20.4%

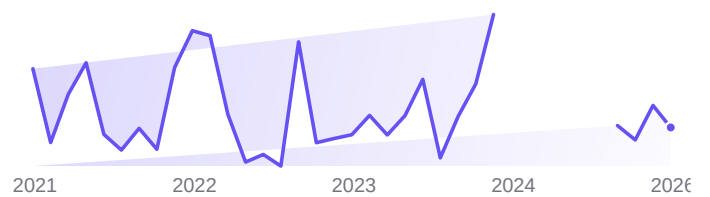


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,479
Median value (AVM)	\$208K
Median size	1,056 ft²
Median bedrooms	3
Median year built	1986
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	8.3%
Owner occupied	47%
Company owned	17%
Median loan-to-value	42%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	3,298
Density	19 / mi²
Median household income	\$62K
Average household income	\$75K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	15
Homes occupied	55%
Bachelor's or higher	14%
Poverty rate	10.1%
Unemployment	1.5%
Average temp	39°F
Annual precip	27 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.