

Garrison 56450

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

BUYER'S MARKET

\$121K

MEDIAN SALE PRICE

-50.5%

1-YR CHANGE

52

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



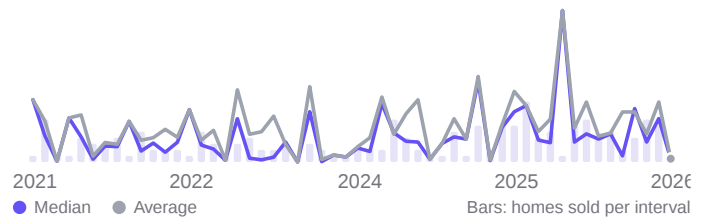
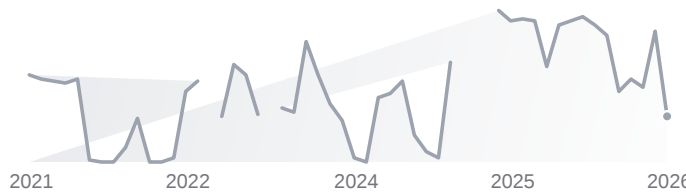
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$28K · Average \$28K

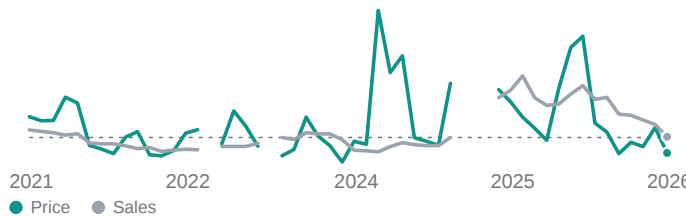


Growth (year over year)

Price -50.5% · Sales +2.0%

Price per square foot

\$125/ft²

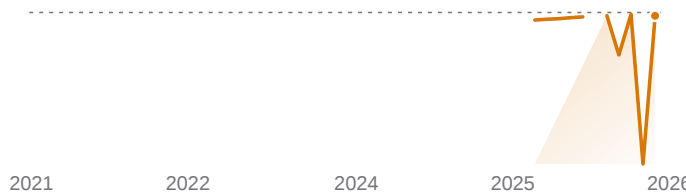


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

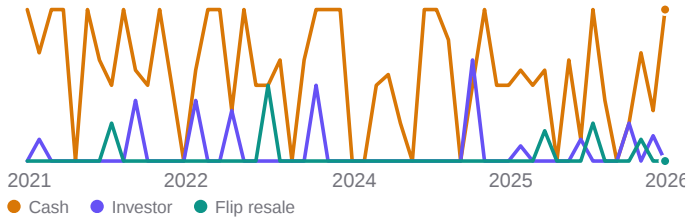
2.7%



BUYERS & OUTCOMES

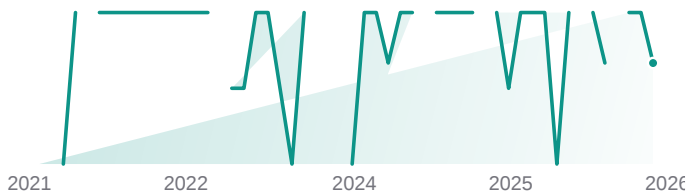
Buyer mix

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



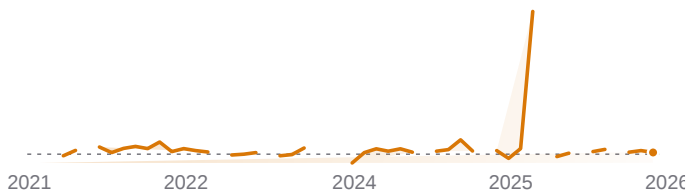
Sellers who sold at a gain

67%

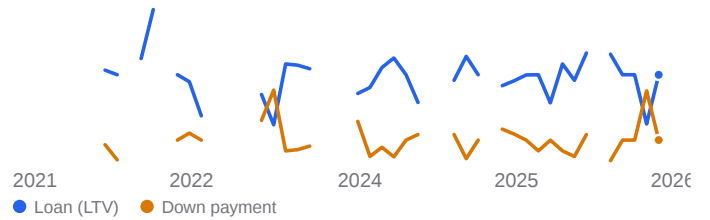


Median annualized return at resale

+3.7%

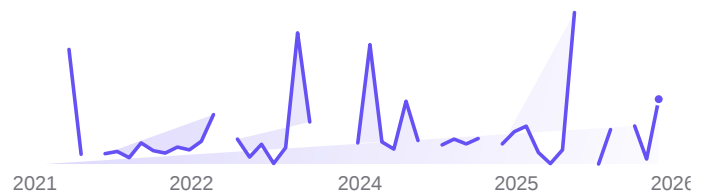


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



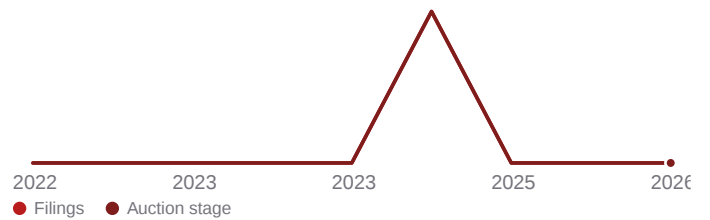
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,902
Median value (AVM)	\$193K
Median size	960 ft²
Median bedrooms	2
Median year built	1987
Single family	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	6.6%
Owner occupied	32%
Company owned	14%
Median loan-to-value	42%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	685
Density	22 / mi²
Median household income	\$67K
Average household income	\$80K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	15
Homes occupied	50%
Bachelor's or higher	12%
Poverty rate	8.7%
Unemployment	1.0%
Average temp	40°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.