

Menahga 56464

ZIP code · MN · Minnesota > Wadena County > Menahga

BALANCED MARKET

\$219K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

91

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

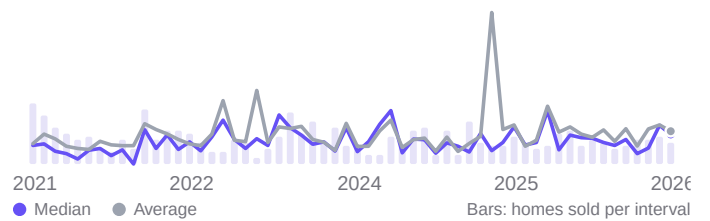
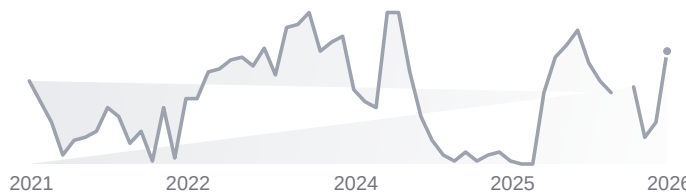
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$229K · Average \$251K

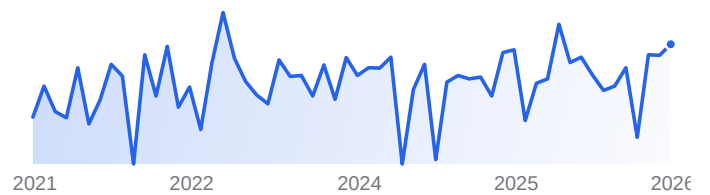
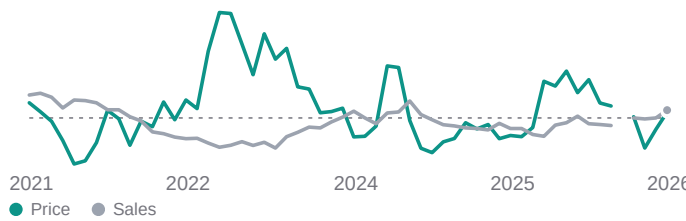


Growth (year over year)

Price +7.2% · Sales +9.6%

Price per square foot

\$234/ft²

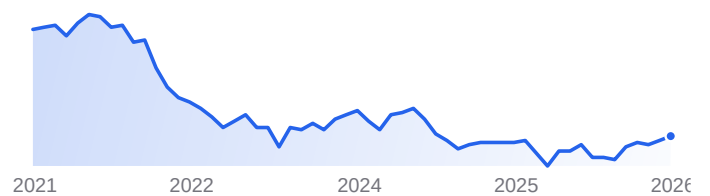
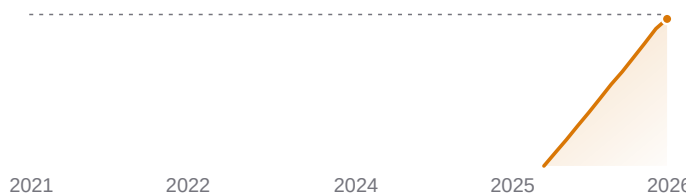


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

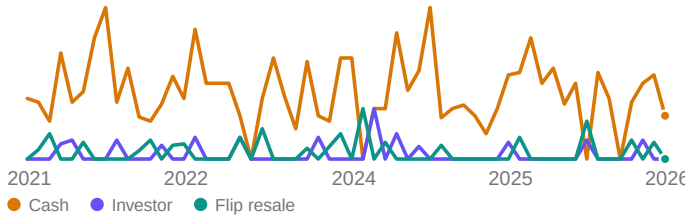
3.2%



BUYERS & OUTCOMES

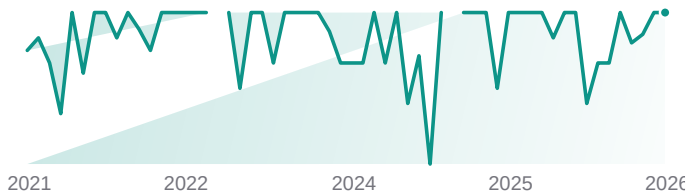
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



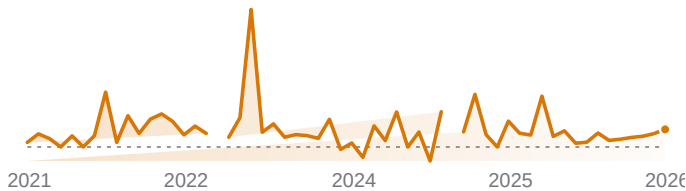
Sellers who sold at a gain

100%

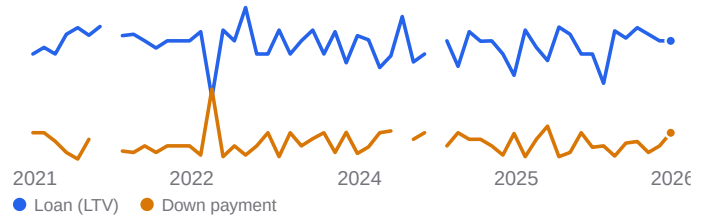


Median annualized return at resale

+8.6%

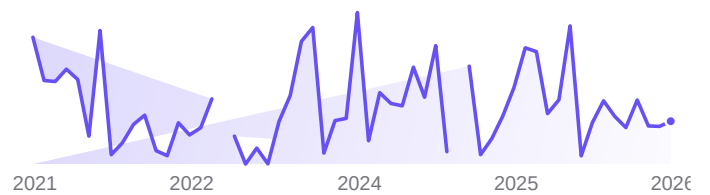


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



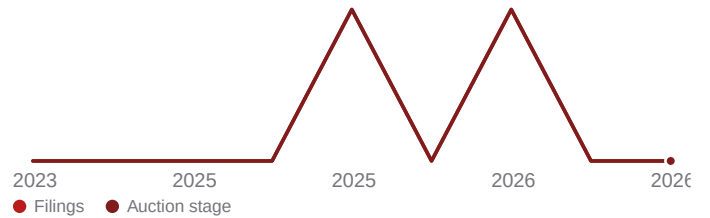
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,844
Median value (AVM)	\$181K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1996
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	8.7%
Owner occupied	61%
Company owned	17%
Median loan-to-value	35%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	4,759
Density	18 / mi²
Median household income	\$67K
Average household income	\$76K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	19
Homes occupied	76%
Bachelor's or higher	17%
Poverty rate	8.8%
Unemployment	1.2%
Average temp	40°F
Annual precip	26 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.