

Pillager 56473

ZIP code · MN · Minnesota > Cass County > Pillager

SELLER'S MARKET

\$226K

MEDIAN SALE PRICE

+7.7%

1-YR CHANGE

29

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



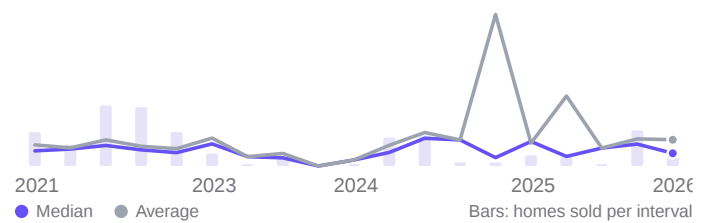
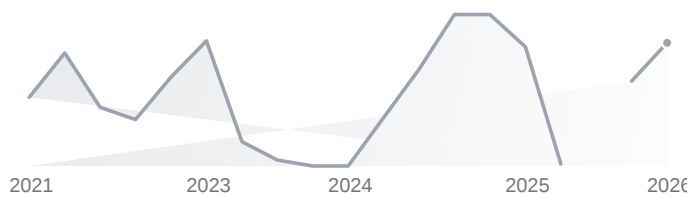
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$158K · Average \$295K

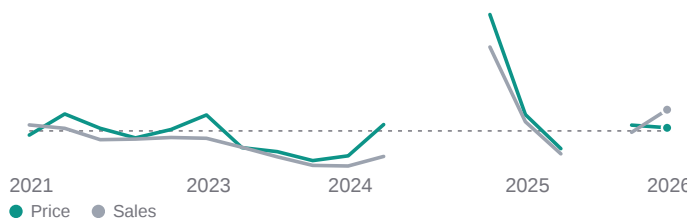


Growth (year over year)

Price +7.7% · Sales +52.6%

Price per square foot

\$132/ft²



Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

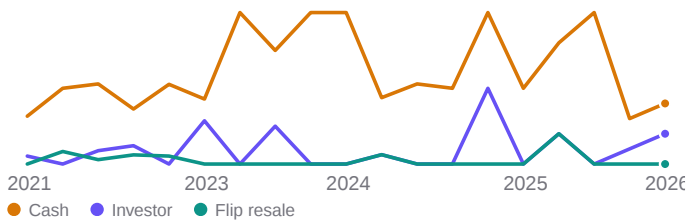
1.6%



BUYERS & OUTCOMES

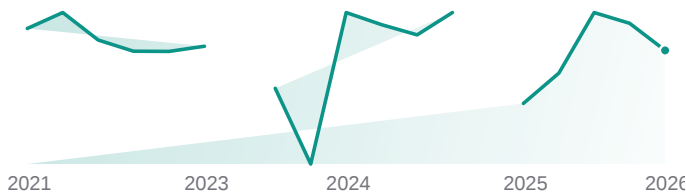
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



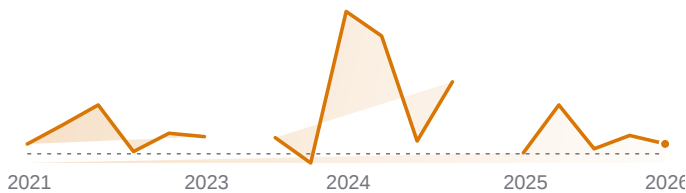
Sellers who sold at a gain

75%

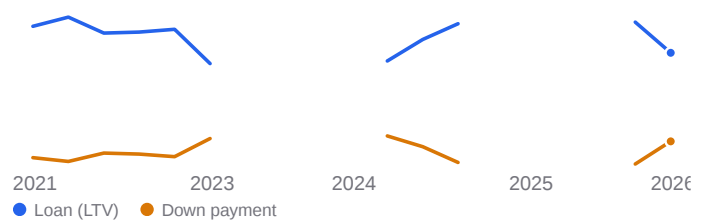


Median annualized return at resale

+4.7%

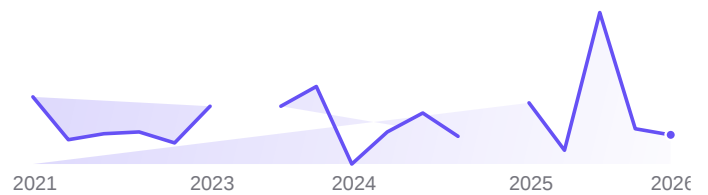


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,867
Median value (AVM)	\$220K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1996
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	9.7%
Owner occupied	73%
Company owned	14%
Median loan-to-value	59%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,929
Density	29 / mi²
Median household income	\$81K
Average household income	\$92K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	13
Homes occupied	79%
Bachelor's or higher	21%
Poverty rate	6.4%
Unemployment	1.6%
Average temp	41°F
Annual precip	27 in
Sunshine	59%

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.