

Pine River 56474

ZIP code · MN · Minnesota > Cass County > Pine River

SELLER'S MARKET

\$227K

MEDIAN SALE PRICE

+45.0%

1-YR CHANGE

42

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

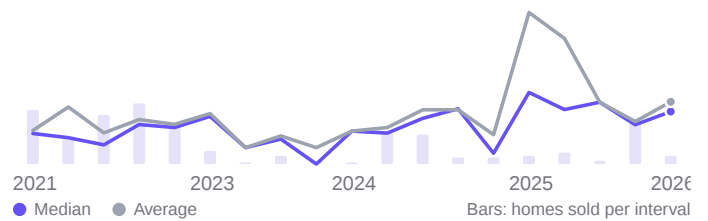
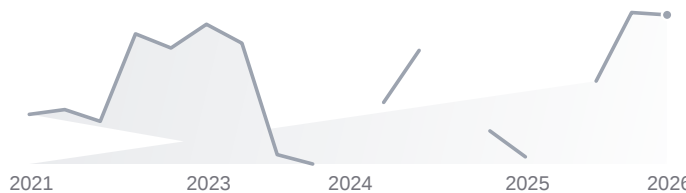
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$280K · Average \$330K

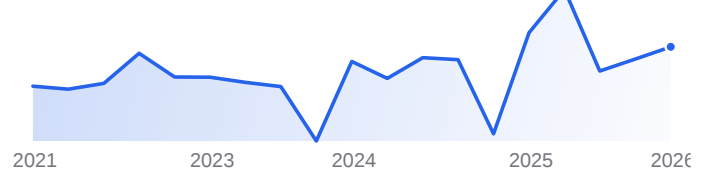
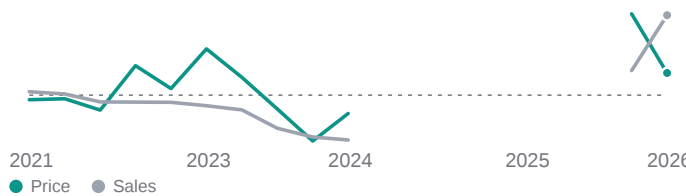


Growth (year over year)

Price +45.0% · Sales +162.5%

Price per square foot

\$221/ft²

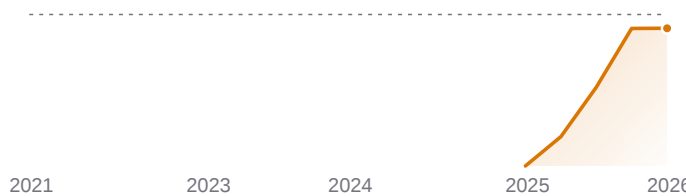


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

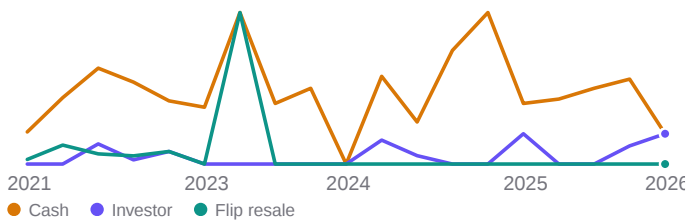
1.4%



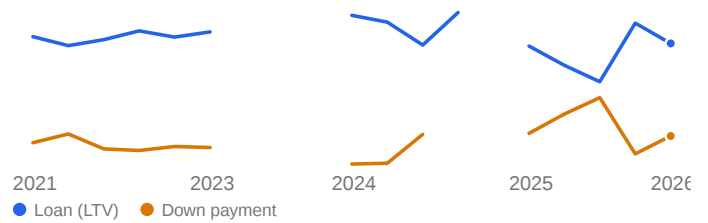
BUYERS & OUTCOMES

Buyer mix

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

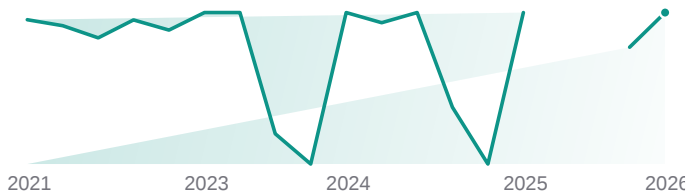


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



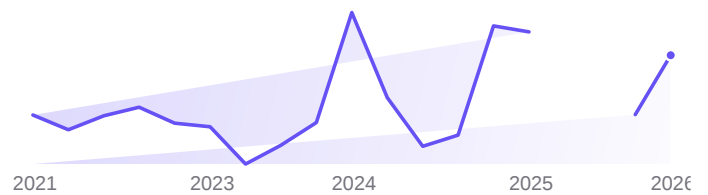
Sellers who sold at a gain

100%



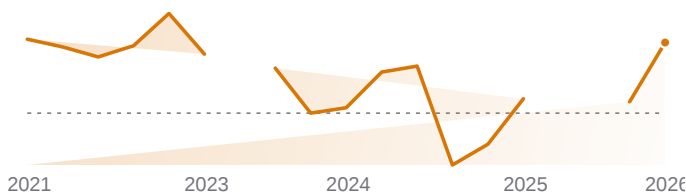
Typical hold before selling

13.3 yrs



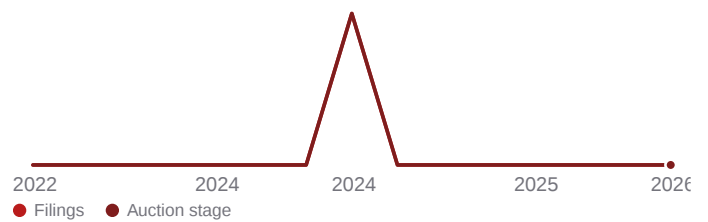
Median annualized return at resale

+10.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,931
Median value (AVM)	\$184K
Median size	1,168 ft²
Median bedrooms	3
Median year built	1987
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	9.9%
Owner occupied	57%
Company owned	19%
Median loan-to-value	57%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	5,229
Density	19 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	16
Homes occupied	57%
Bachelor's or higher	18%
Poverty rate	8.4%
Unemployment	1.3%
Average temp	40°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.