

Wadena 56482

ZIP code · MN · Minnesota > Wadena County > Wadena

BUYER'S MARKET

\$168K

MEDIAN SALE PRICE

-14.6%

1-YR CHANGE

83

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



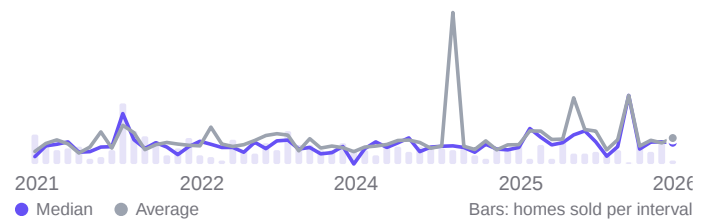
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$165K · Average \$195K

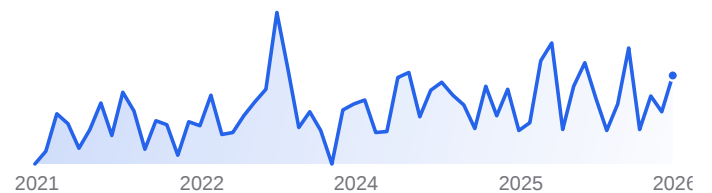
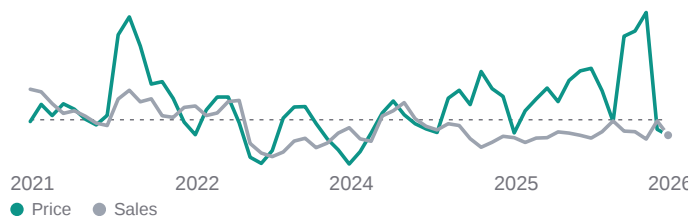


Growth (year over year)

Price -14.6% · Sales -14.4%

Price per square foot

\$176/ft²

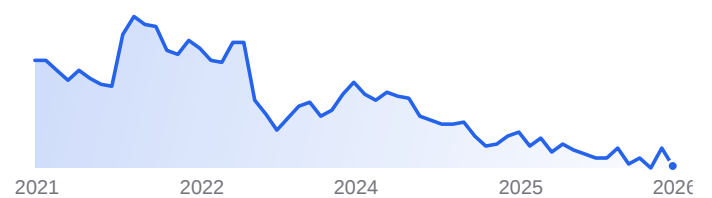


Sale premium vs estimated value

+61.8%

Annual turnover (share of homes sold)

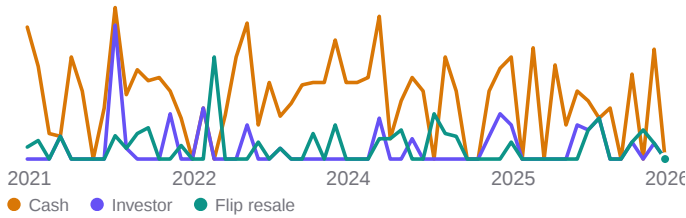
3.1%



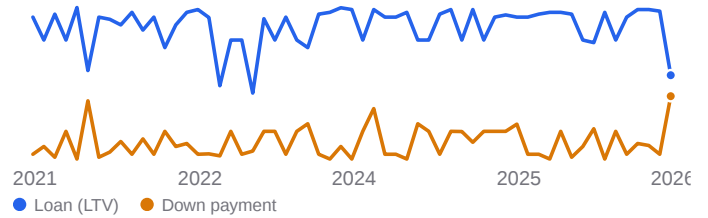
BUYERS & OUTCOMES

Buyer mix

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

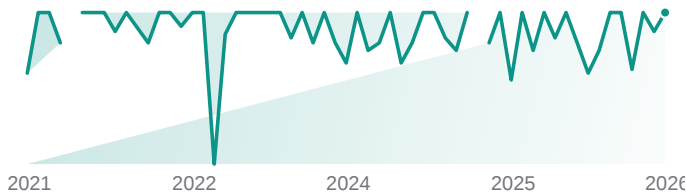


Financing (share of purchase price) Loan (LTV) 57% · Down payment 43%



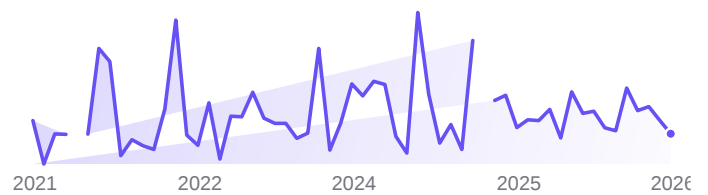
Sellers who sold at a gain

100%



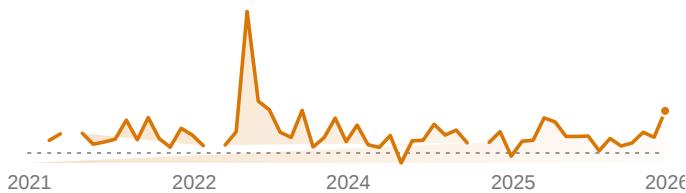
Typical hold before selling

3.1 yrs



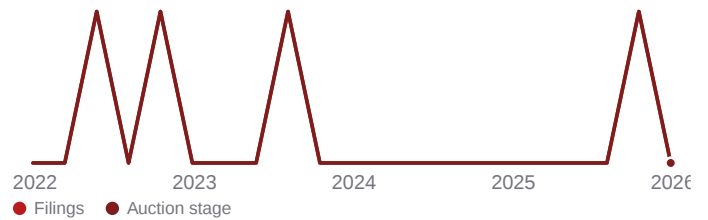
Median annualized return at resale

+17.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,665
Median value (AVM)	\$149K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1980
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	10%
Owner occupied	81%
Company owned	11%
Median loan-to-value	55%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	6,835
Density	51 / mi²
Median household income	\$58K
Average household income	\$71K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	19
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	11.1%
Unemployment	1.3%
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.