

# Detroit Lakes 56501

ZIP code · MN · Minnesota > Becker County > Detroit Lakes

BALANCED MARKET

**\$392K**

MEDIAN SALE PRICE

**+53.3%**

1-YR CHANGE

**311**

SALES (12 MO)

**\$356K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



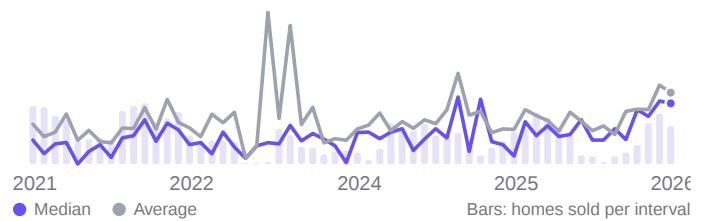
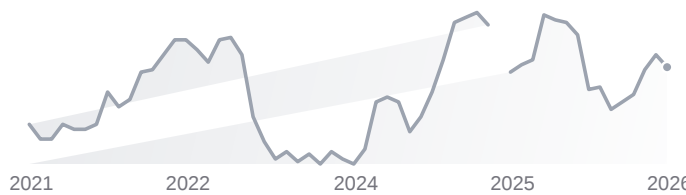
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$407K · Average \$454K

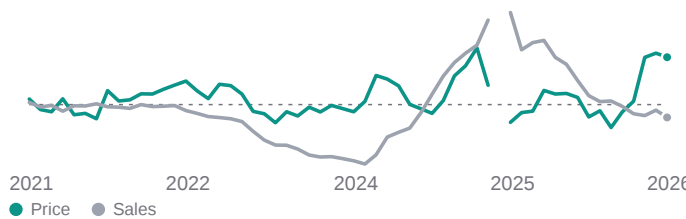


Growth (year over year)

Price +53.3% · Sales -14.3%

Price per square foot

\$231/ft²

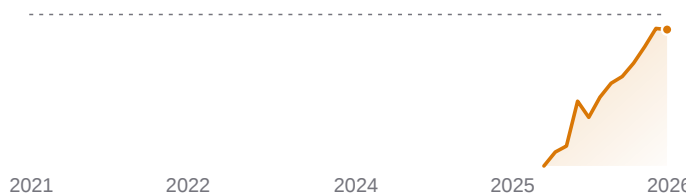


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

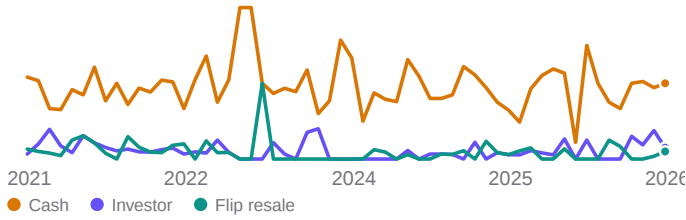
2.9%



## BUYERS & OUTCOMES

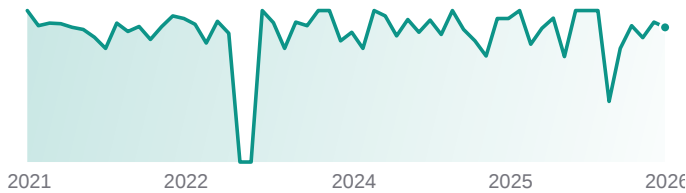
### Buyer mix

Cash 50% · Investor 7.5% · Flip resale 5.0%



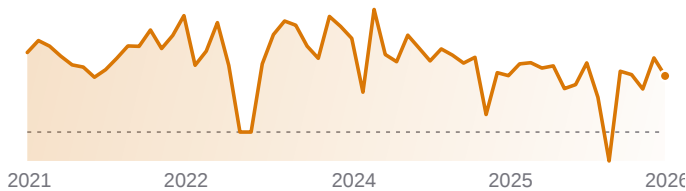
### Sellers who sold at a gain

89%

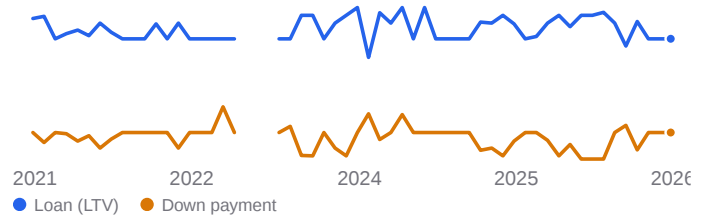


### Median annualized return at resale

+5.2%

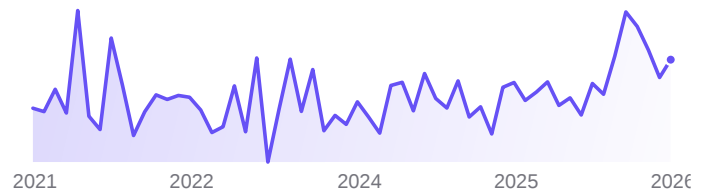


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



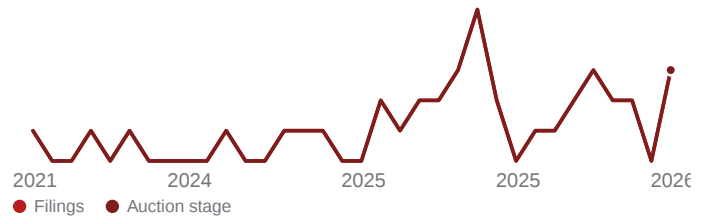
### Typical hold before selling

7.9 yrs



### Preforeclosure filings

Filings 4 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,753    |
| Median value (AVM) | \$356K    |
| Median size        | 1,358 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 81%       |
| Condos             | 3.4%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 64%  |
| Underwater (LTV 125% or more) | 2.6% |
| Owner occupied                | 61%  |
| Company owned                 | 22%  |
| Median loan-to-value          | 33%  |

Typical ownership tenure

**8.7 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>17,014</b>              |
| Density                          | <b>74 / mi<sup>2</sup></b> |
| Median household income          | <b>\$69K</b>               |
| Average household income         | <b>\$96K</b>               |
| Crime index (US avg 100)         | <b>109</b>                 |
| Air pollution index (US avg 100) | <b>86</b>                  |
| Earthquake index (US avg 100)    | <b>19</b>                  |
| Homes occupied                   | <b>79%</b>                 |
| Bachelor's or higher             | <b>22%</b>                 |
| Poverty rate                     | <b>9.4%</b>                |
| Unemployment                     | <b>1.1%</b>                |
| Average temp                     | <b>40°F</b>                |
| Annual precip                    | <b>25 in</b>               |
| Sunshine                         | <b>59%</b>                 |

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.