

Sabin 56580

ZIP code · MN · Minnesota > Clay County > Sabin

STRONG SELLER'S MARKET

\$330K

MEDIAN SALE PRICE

+60.8%

1-YR CHANGE

17

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

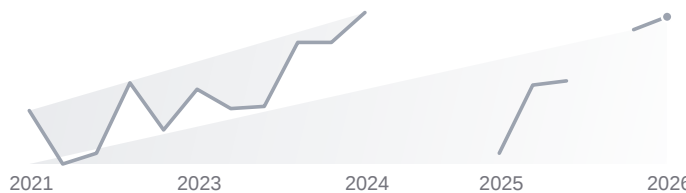
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

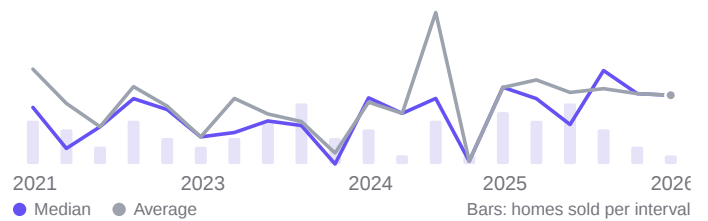
Market temperature (0–100)

83 / 100



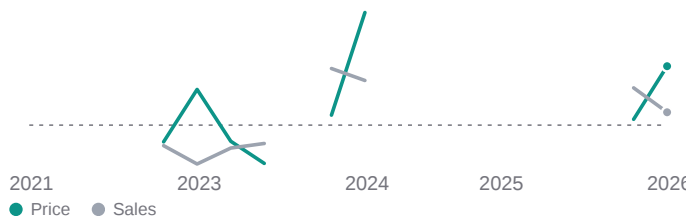
Sale prices

Median \$326K · Average \$326K



Growth (year over year)

Price +60.8% · Sales +13.3%



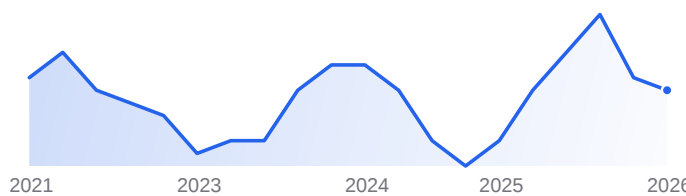
Sale premium vs estimated value

-0.0%



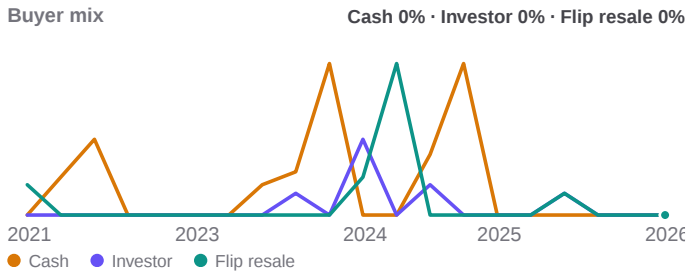
Annual turnover (share of homes sold)

3.9%

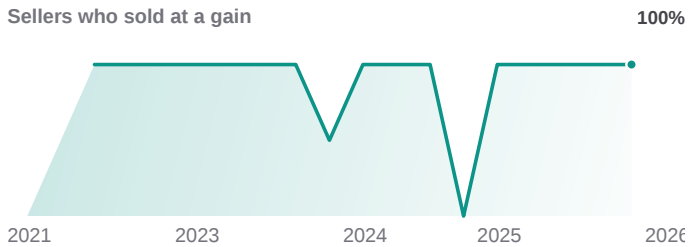


BUYERS & OUTCOMES

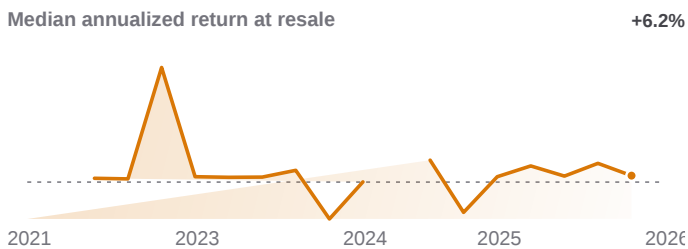
Buyer mix



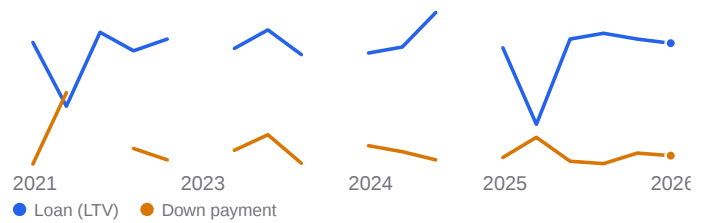
Sellers who sold at a gain



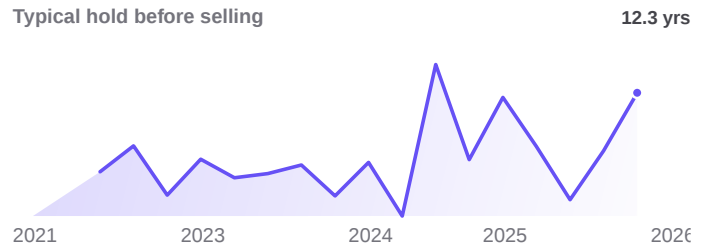
Median annualized return at resale



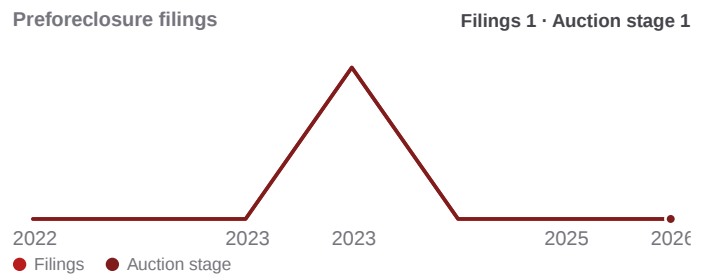
Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.1%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	433
Median value (AVM)	\$288K
Median year built	1970
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.8%
Owner occupied	94%
Company owned	4.6%
Median loan-to-value	55%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	1,096
Density	17 / mi²
Median household income	\$97K
Average household income	\$113K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	16
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	10.6%
Unemployment	1.0%
Average temp	41°F
Annual precip	23 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.