

Waubun 56589

ZIP code · MN · Minnesota > Clearwater County > Waubun

BALANCED MARKET

\$428K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$209K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



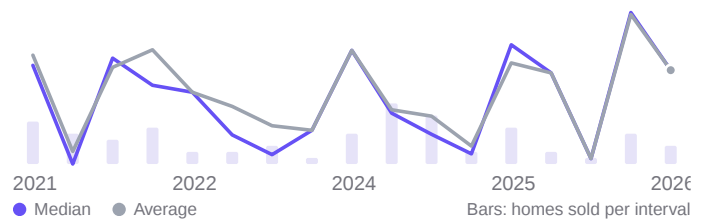
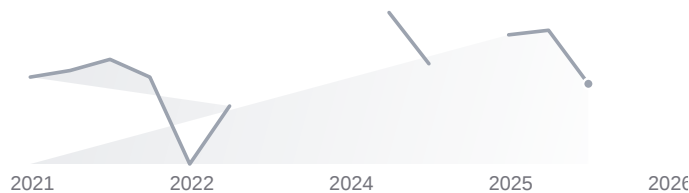
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$350K · Average \$350K

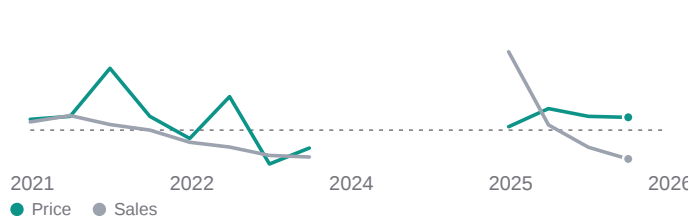


Growth (year over year)

Price +31.0% · Sales -69.2%

Price per square foot

\$278/ft²

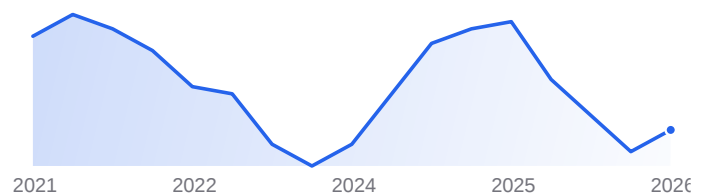


Sale premium vs estimated value

+11.8%

Annual turnover (share of homes sold)

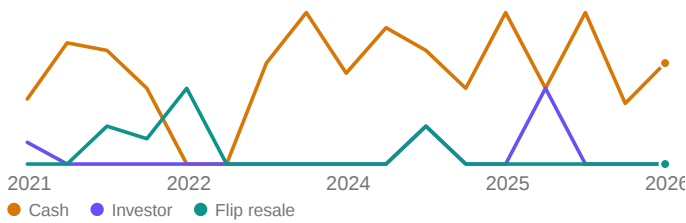
0.8%



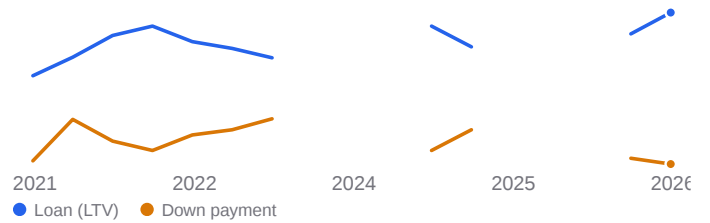
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



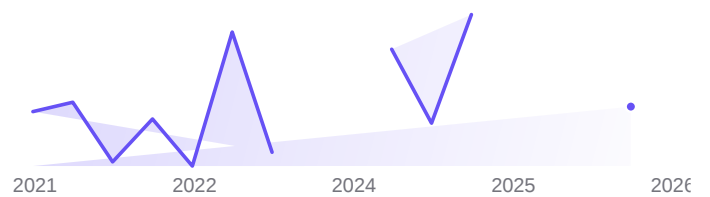
Sellers who sold at a gain

100%



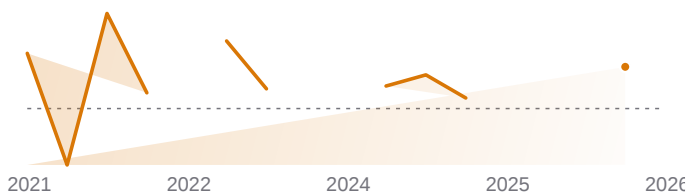
Typical hold before selling

7.7 yrs



Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,330
Median value (AVM)	\$209K
Median size	1,200 ft²
Median bedrooms	2
Median year built	1980
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.9%
Owner occupied	46%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	2,299
Density	9 / mi ²
Median household income	\$45K
Average household income	\$67K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	13
Homes occupied	73%
Bachelor's or higher	13%
Poverty rate	24.5%
Unemployment	1.0%
Average temp	39°F
Annual precip	24 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.