

Bemidji 56601

ZIP code · MN · Minnesota > Beltrami County > Bemidji

BALANCED MARKET

\$269K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

541

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



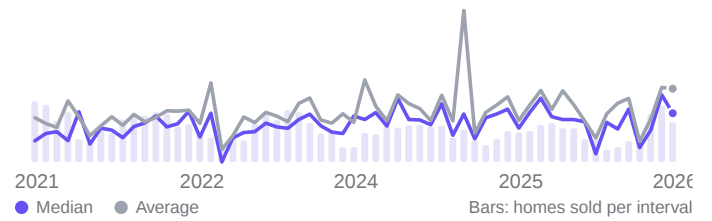
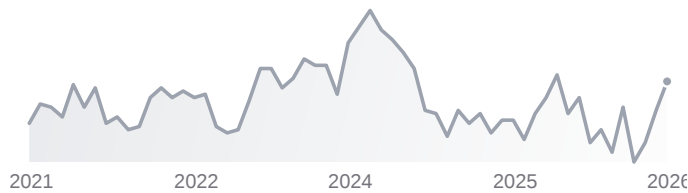
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$268K · Average \$338K

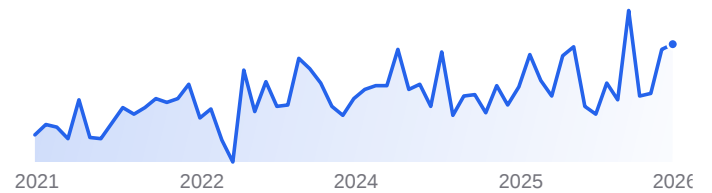
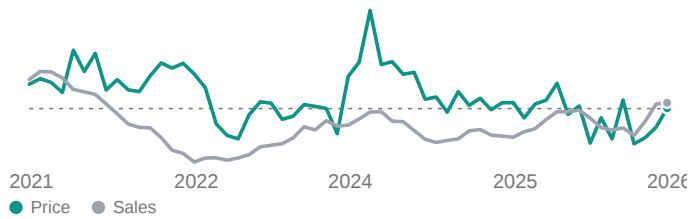


Growth (year over year)

Price +0.2% · Sales +2.7%

Price per square foot

\$234/ft²

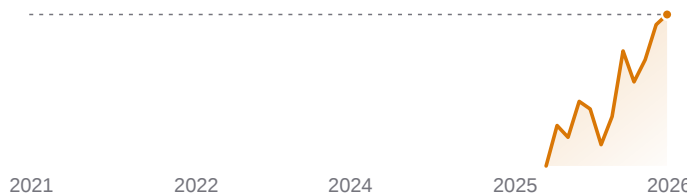


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

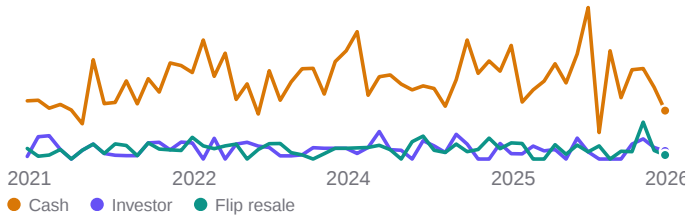
3.6%



BUYERS & OUTCOMES

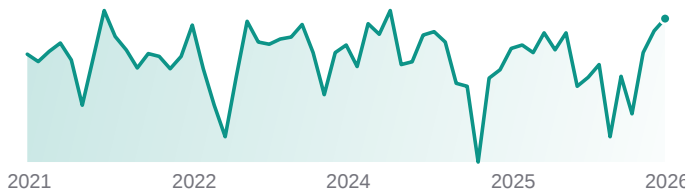
Buyer mix

Cash 20% · Investor 3.4% · Flip resale 1.7%



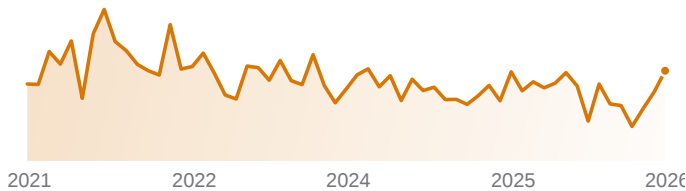
Sellers who sold at a gain

98%

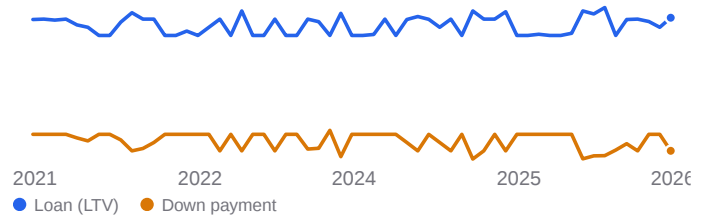


Median annualized return at resale

+7.2%

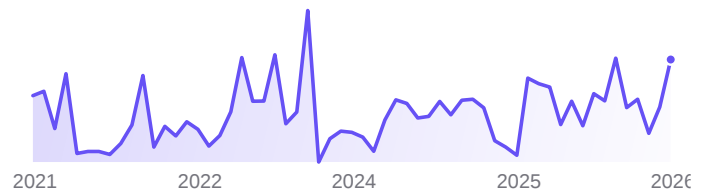


Financing (share of purchase price) Loan (LTV) 91% · Down payment 10%



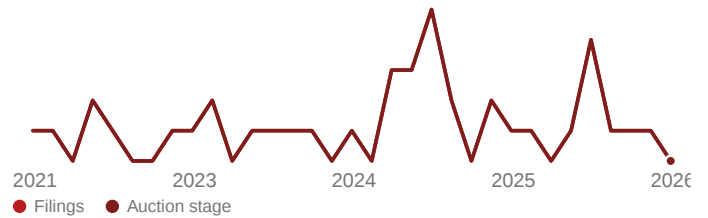
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,928
Median value (AVM)	\$250K
Median size	1,275 ft²
Median bedrooms	3
Median year built	1985
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.3%
Owner occupied	64%
Company owned	18%
Median loan-to-value	46%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	34,284
Density	78 / mi²
Median household income	\$70K
Average household income	\$85K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	12
Homes occupied	88%
Bachelor's or higher	23%
Poverty rate	12.3%
Unemployment	1.3%
Average temp	39°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.