

Baudette 56623

ZIP code · MN · Minnesota > Koochiching County > Baudette

SELLER'S MARKET

\$184K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



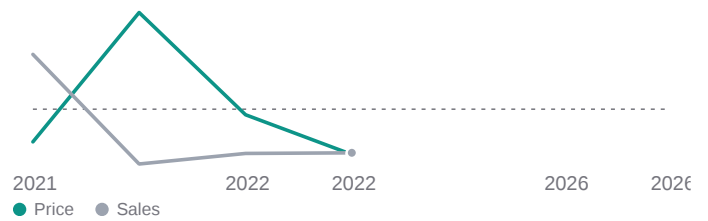
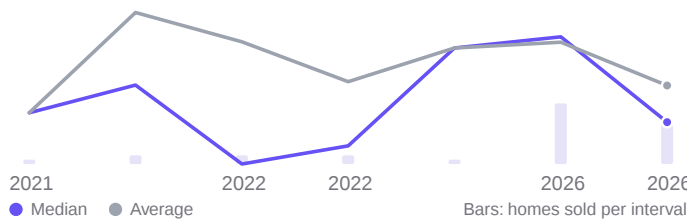
MARKET TRENDS (5 YEARS)

Sale prices

Median \$90K · Average \$144K

Growth (year over year)

Price -47.1% · Sales -45.5%

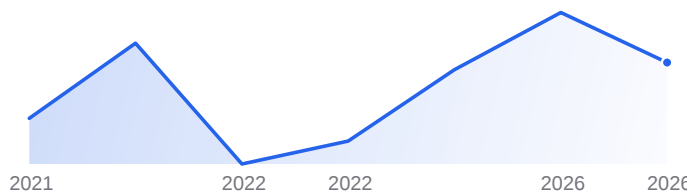


Price per square foot

\$169/ft²

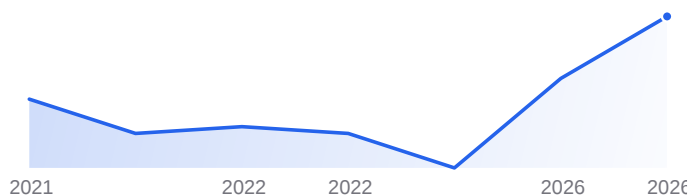
Sale premium vs estimated value

-9.9%



Annual turnover (share of homes sold)

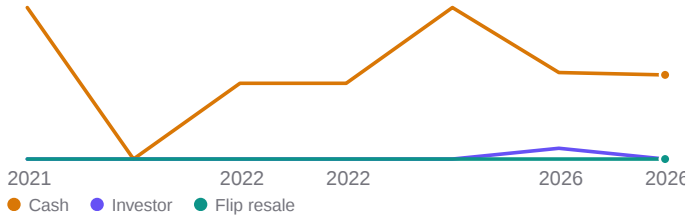
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 0% · Flip resale 0%



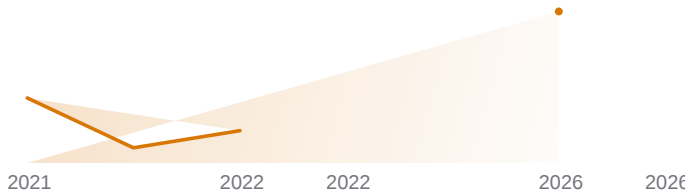
Sellers who sold at a gain

100%



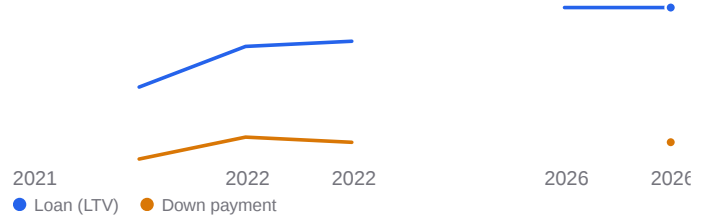
Median annualized return at resale

+35.0%



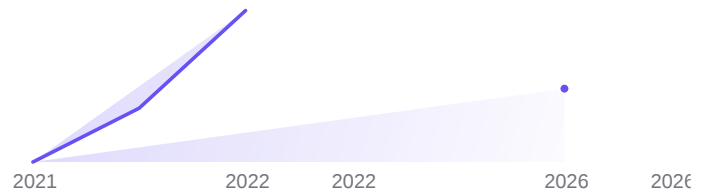
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,824
Median value (AVM)	\$169K
Median size	936 ft²
Median bedrooms	3
Median year built	1977
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.7%
Owner occupied	41%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,248
Density	3 / mi²
Median household income	\$64K
Average household income	\$82K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	6
Homes occupied	73%
Bachelor's or higher	14%
Poverty rate	12.3%
Unemployment	1.4%
Average temp	37°F
Annual precip	25 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.