

Bena 56626

ZIP code · MN · Minnesota > Cass County > Bena

\$40K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

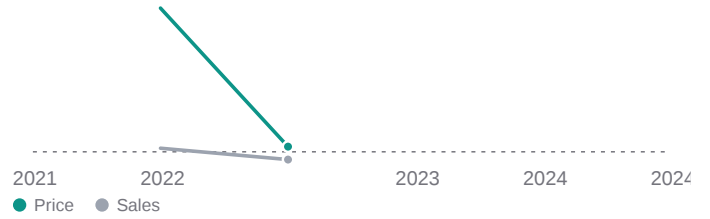
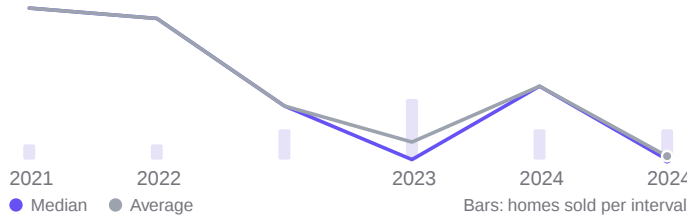
MARKET TRENDS (5 YEARS)

Sale prices

Median \$40K · Average \$50K

Growth (year over year)

Price +29.2% · Sales -42.9%

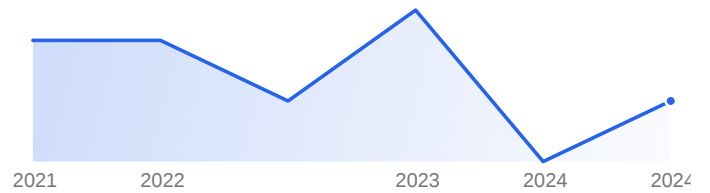
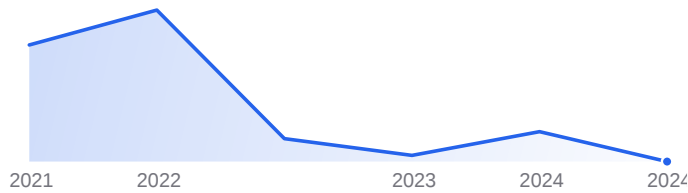


Price per square foot

\$46/ft²

Annual turnover (share of homes sold)

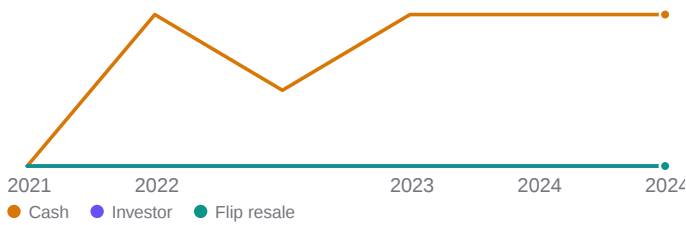
1.5%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



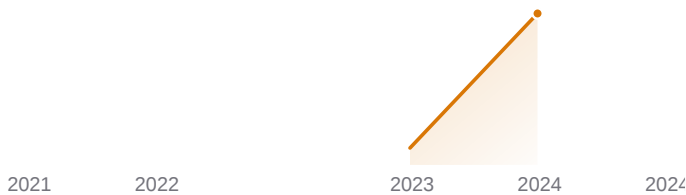
Sellers who sold at a gain

100%

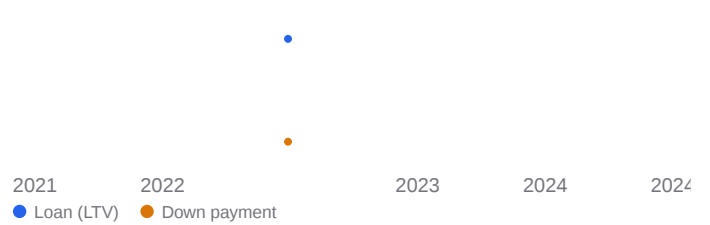
2021 2022 2023 2024

Median annualized return at resale

+10.7%



Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



Typical hold before selling

16.0 yrs

2021 2022 2023 2024

HOUSING STOCK

Homes	271
Median value (AVM)	\$145K
Median size	988 ft²
Median bedrooms	2
Median year built	1980
Single family	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	4.8%
Owner occupied	30%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	222
Density	3 / mi ²
Median household income	\$49K
Average household income	\$66K
Crime index (US avg 100)	188
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	15
Homes occupied	50%
Bachelor's or higher	11%
Poverty rate	31.3%
Unemployment	1.3%
Average temp	39°F
Annual precip	27 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through October 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.