

Blackduck 56630

ZIP code · MN · Minnesota > Itasca County > Blackduck

BALANCED MARKET

\$203K

MEDIAN SALE PRICE

+26.6%

1-YR CHANGE

34

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

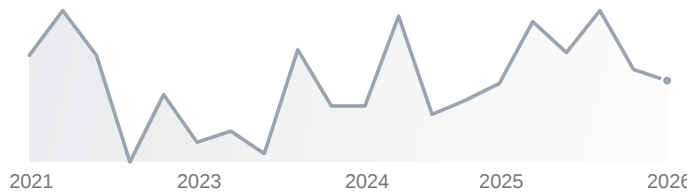
Balanced market · 46 / 100



MARKET TRENDS (5 YEARS)

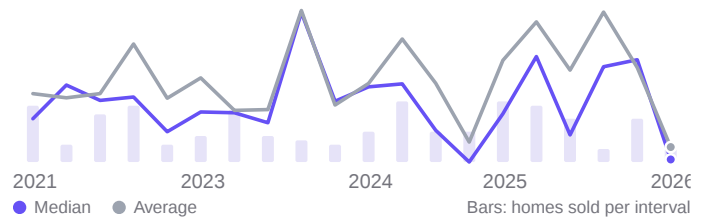
Market temperature (0–100)

46 / 100



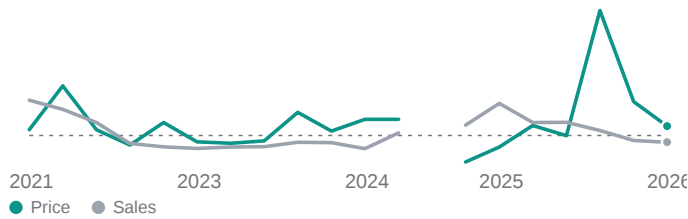
Sale prices

Median \$50K · Average \$72K



Growth (year over year)

Price +26.6% · Sales -19.0%



Price per square foot

\$53/ft²



Sale premium vs estimated value

-26.8%



Annual turnover (share of homes sold)

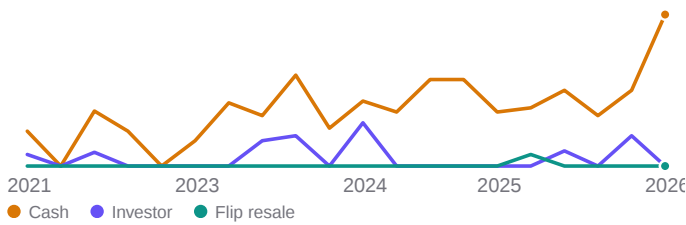
2.6%



BUYERS & OUTCOMES

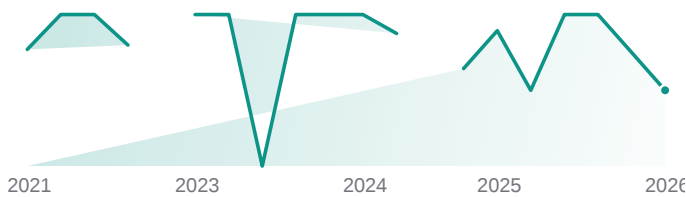
Buyer mix

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



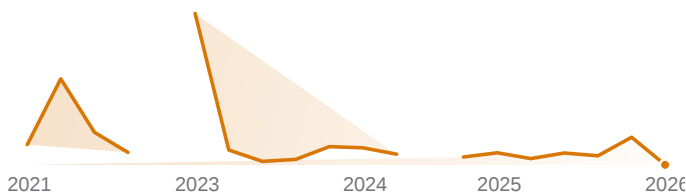
Sellers who sold at a gain

67%

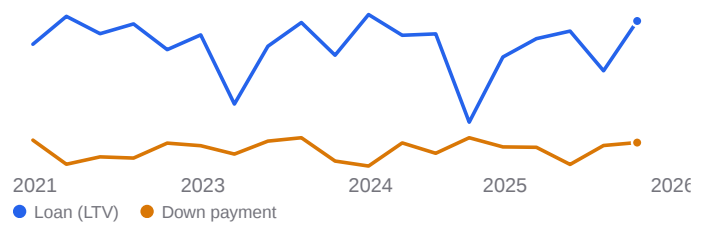


Median annualized return at resale

+0.1%

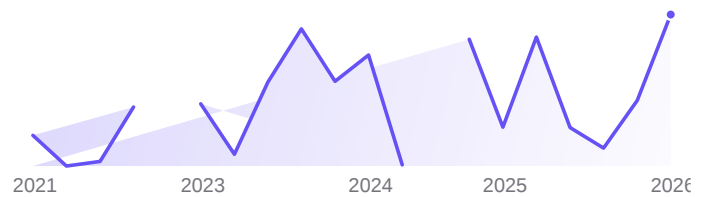


Financing (share of purchase price) Loan (LTV) 95% · Down payment 17%



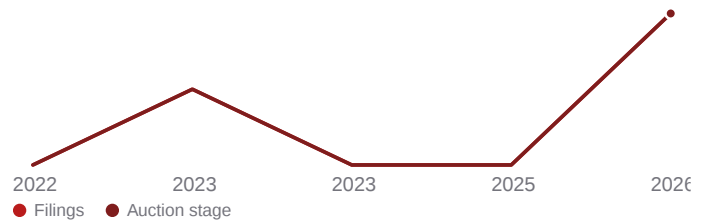
Typical hold before selling

14.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	1,284
Median value (AVM)	\$161K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1982
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	5.4%
Owner occupied	56%
Company owned	14%
Median loan-to-value	17%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	2,526
Density	8 / mi²
Median household income	\$52K
Average household income	\$67K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	12
Homes occupied	77%
Bachelor's or higher	14%
Poverty rate	15.1%
Unemployment	1.1%
Average temp	38°F
Annual precip	26 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.