

Cass Lake 56633

ZIP code · MN · Minnesota > Cass County > Cass Lake

STRONG BUYER'S MARKET

\$208K

MEDIAN SALE PRICE

31

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



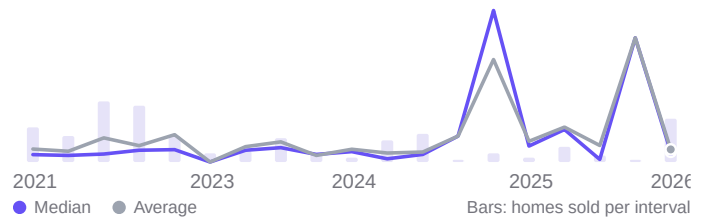
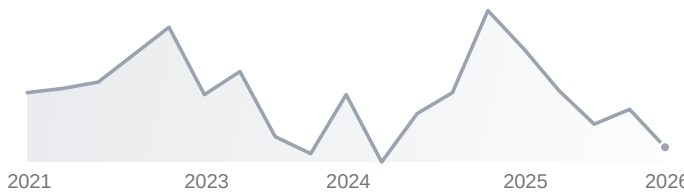
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$214K · Average \$249K

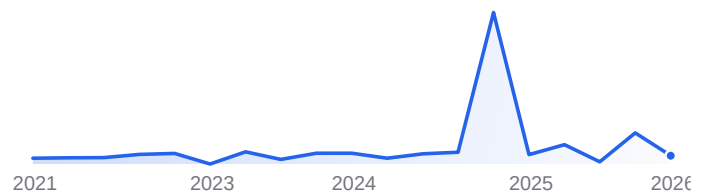
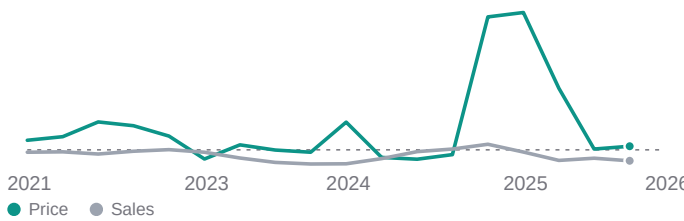


Growth (year over year)

Price +17.5% · Sales -53.6%

Price per square foot

\$193/ft²

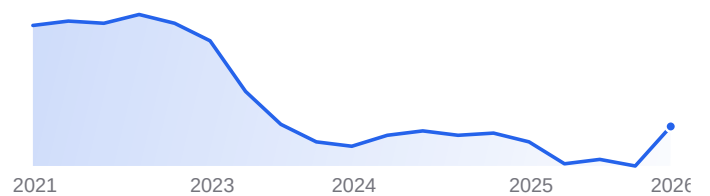
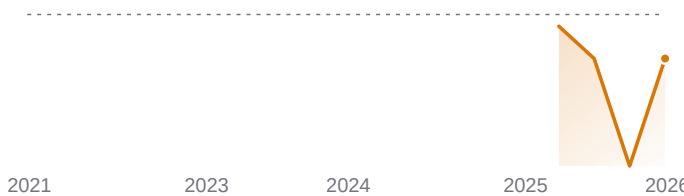


Sale premium vs estimated value

-8.1%

Annual turnover (share of homes sold)

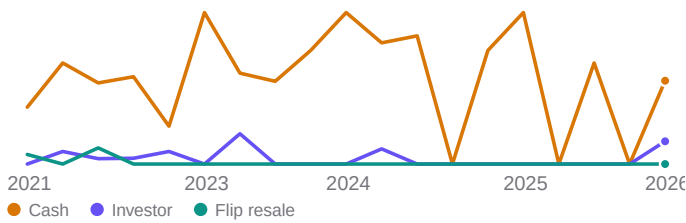
1.4%



BUYERS & OUTCOMES

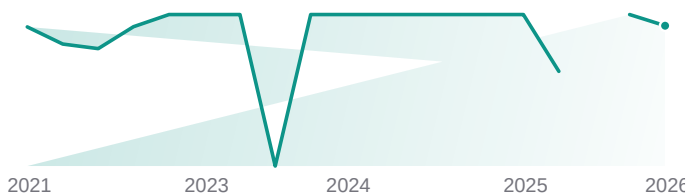
Buyer mix

Cash 55% · Investor 15% · Flip resale 0%



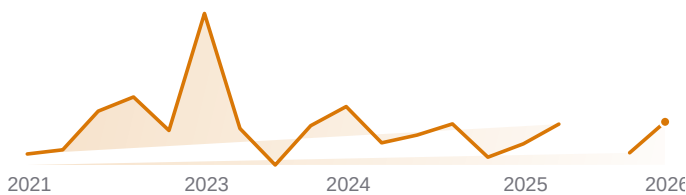
Sellers who sold at a gain

94%

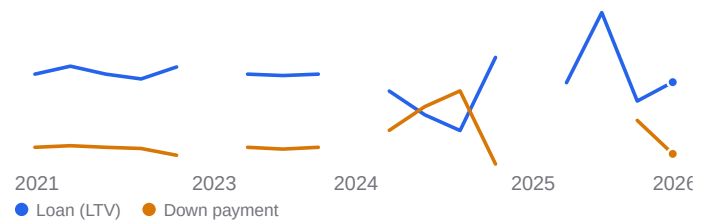


Median annualized return at resale

+8.4%

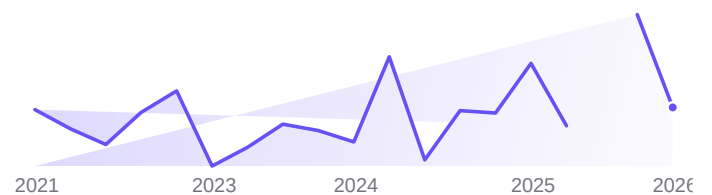


Financing (share of purchase price) Loan (LTV) 73% · Down payment 15%



Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,164
Median value (AVM)	\$176K
Median size	1,151 ft²
Median bedrooms	3
Median year built	1987
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	7.4%
Owner occupied	44%
Company owned	22%
Median loan-to-value	21%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	4,859
Density	16 / mi²
Median household income	\$54K
Average household income	\$69K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	11
Homes occupied	70%
Bachelor's or higher	17%
Poverty rate	25.7%
Unemployment	1.3%
Average temp	39°F
Annual precip	26 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.