

Deer River 56636

ZIP code · MN · Minnesota > Itasca County > Deer River

SELLER'S MARKET

\$239K

MEDIAN SALE PRICE

+36.3%

1-YR CHANGE

107

SALES (12 MO)

\$197K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

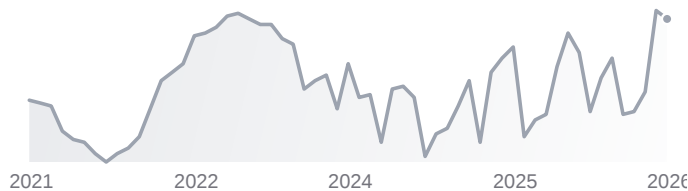
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

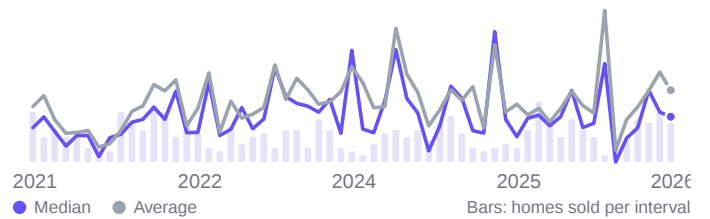
Market temperature (0–100)

68 / 100



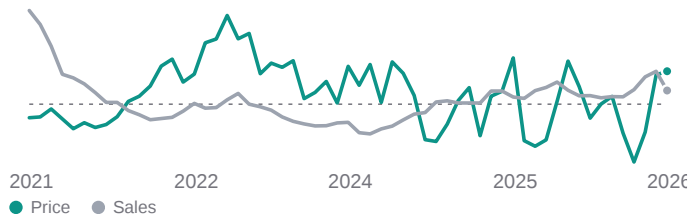
Sale prices

Median \$200K · Average \$300K



Growth (year over year)

Price +36.3% · Sales +15.1%



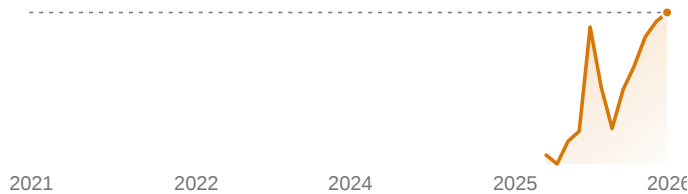
Price per square foot

\$265/ft²



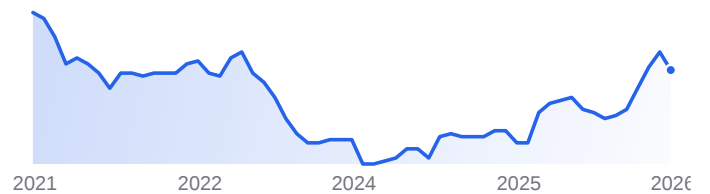
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

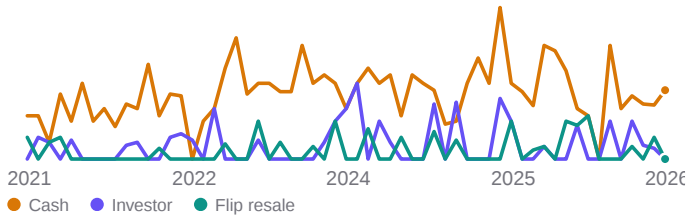
3.2%



BUYERS & OUTCOMES

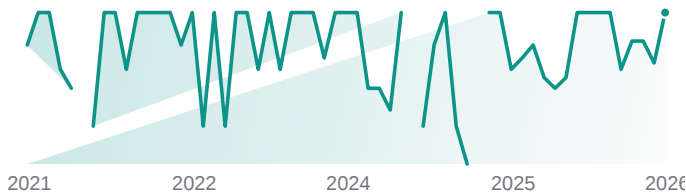
Buyer mix

Cash 45% · Investor 0% · Flip resale 0%



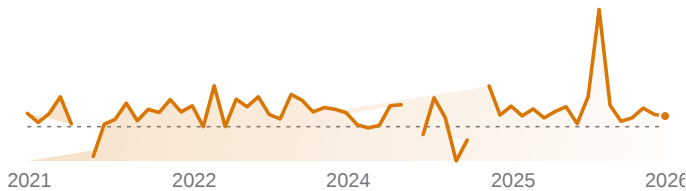
Sellers who sold at a gain

100%

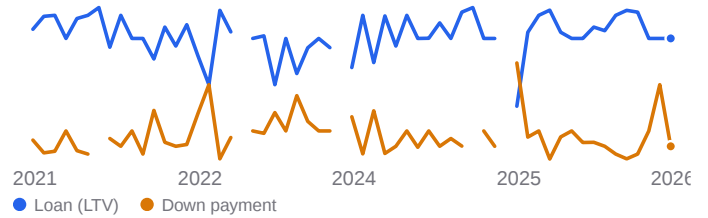


Median annualized return at resale

+3.9%

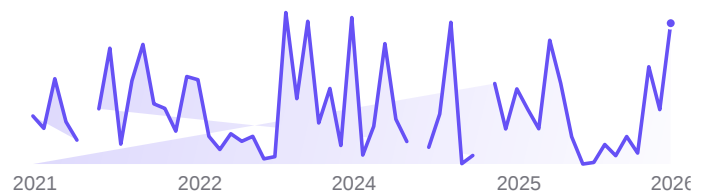


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



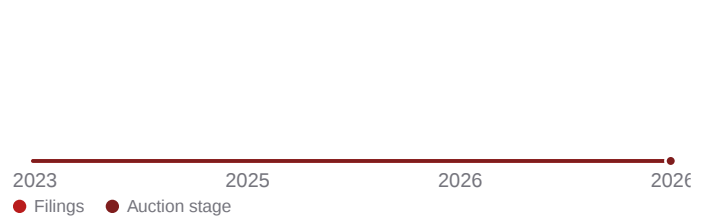
Typical hold before selling

16.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,301
Median value (AVM)	\$197K
Median size	1,074 ft²
Median bedrooms	3
Median year built	1989
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	7.1%
Owner occupied	54%
Company owned	8.6%
Median loan-to-value	20%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	5,325
Density	8 / mi²
Median household income	\$63K
Average household income	\$80K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	13
Homes occupied	67%
Bachelor's or higher	15%
Poverty rate	19.9%
Unemployment	1.3%
Average temp	39°F
Annual precip	27 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.