

Federal Dam 56641

ZIP code · MN · Minnesota > Cass County > Federal Dam

BUYER'S MARKET

\$43K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



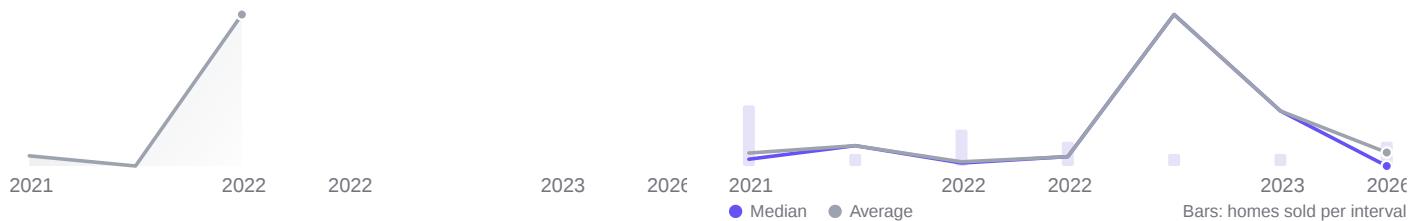
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$43K · Average \$164K



Growth (year over year)

Price +662.8% · Sales -38.5%

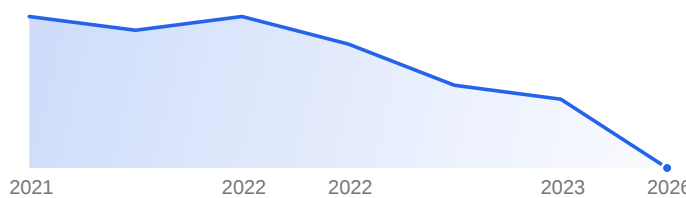
Price per square foot

\$27/ft²



Annual turnover (share of homes sold)

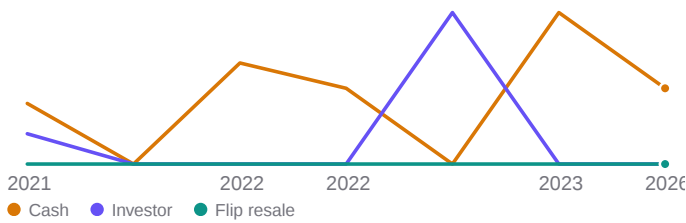
0.6%



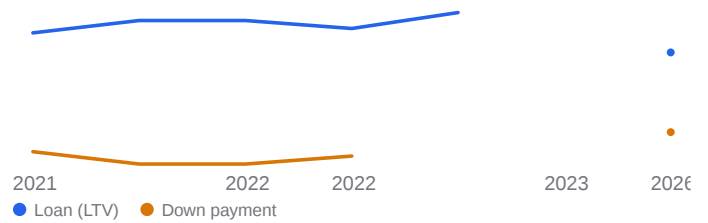
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



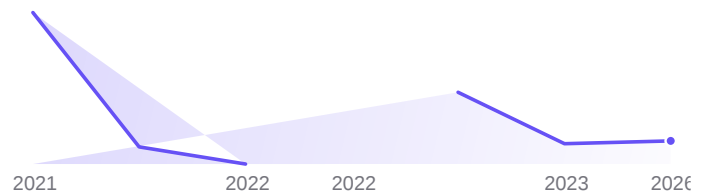
Sellers who sold at a gain

100%



Typical hold before selling

3.6 yrs



Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	317
Median value (AVM)	\$194K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1995
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.9%
Owner occupied	38%
Company owned	15%
Median loan-to-value	17%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	257
Density	6 / mi ²
Median household income	\$53K
Average household income	\$68K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	17
Homes occupied	42%
Bachelor's or higher	15%
Poverty rate	16.3%
Unemployment	1.0%
Average temp	39°F
Annual precip	27 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.