

Hines 56647

ZIP code · MN · Minnesota · Beltrami County

SELLER'S MARKET

\$462K

MEDIAN SALE PRICE

+117.9%

1-YR CHANGE

15

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

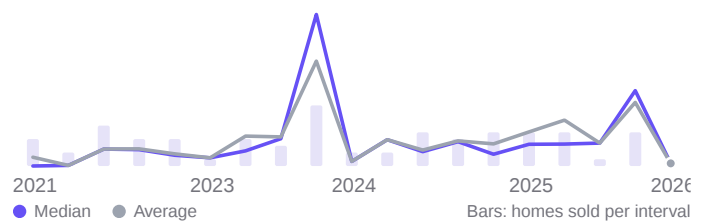
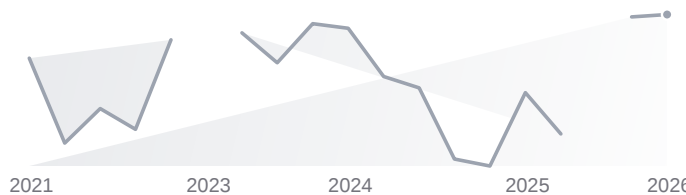
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

73 / 100

Sale prices

Median \$74K · Average \$74K

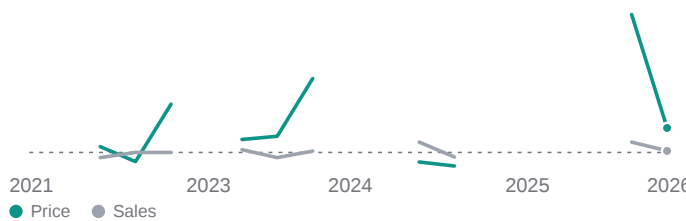


Growth (year over year)

Price +117.9% · Sales +7.1%

Price per square foot

\$47/ft²

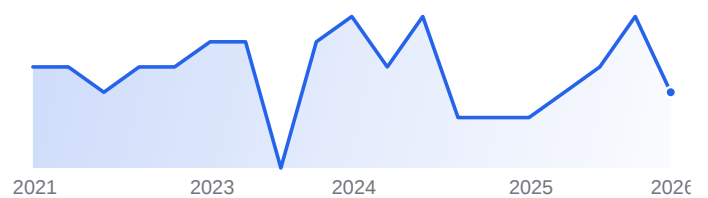


Sale premium vs estimated value

-5.9%

Annual turnover (share of homes sold)

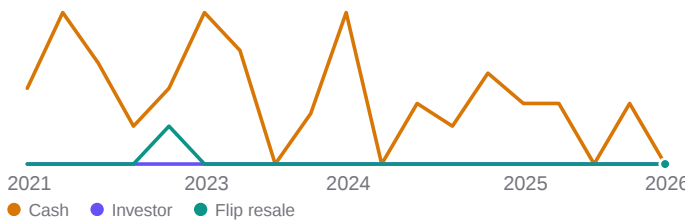
2.6%



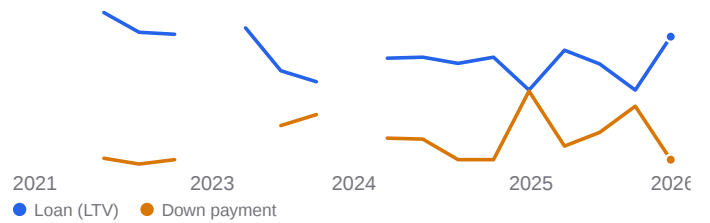
BUYERS & OUTCOMES

Buyer mix

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

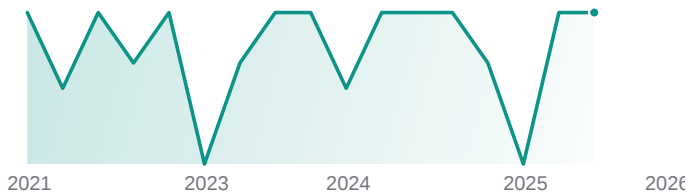


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



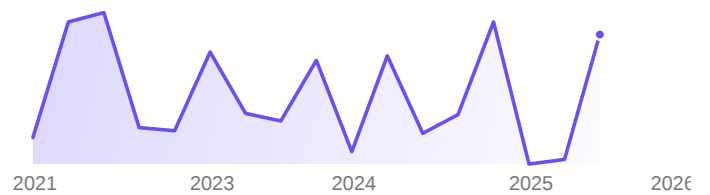
Sellers who sold at a gain

100%



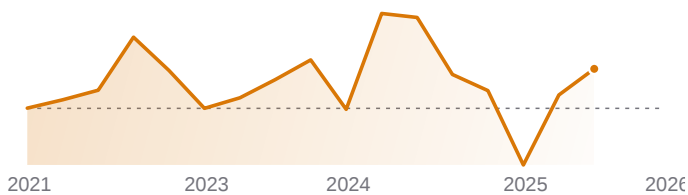
Typical hold before selling

10.5 yrs



Median annualized return at resale

+8.1%



HOUSING STOCK

Homes	568
Median value (AVM)	\$221K
Median size	1,216 ft ²
Median bedrooms	3
Median year built	1984
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.3%
Owner occupied	49%
Company owned	17%
Median loan-to-value	22%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	742
Density	8 / mi²
Median household income	\$67K
Average household income	\$87K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	12
Homes occupied	74%
Bachelor's or higher	16%
Poverty rate	10.2%
Unemployment	1.2%
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.