

Marcell 56657

ZIP code · MN · Minnesota > Itasca County

BUYER'S MARKET

\$241K

MEDIAN SALE PRICE

-59.1%

1-YR CHANGE

19

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



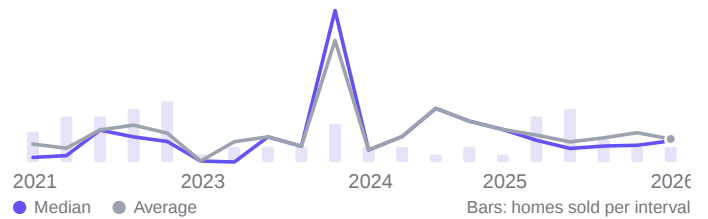
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$263K · Average \$281K

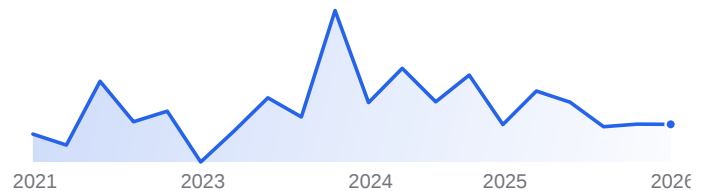


Growth (year over year)

Price -59.1% · Sales +216.7%

Price per square foot

\$204/ft²

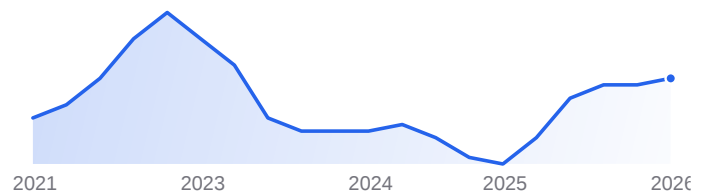


Sale premium vs estimated value

-50.1%

Annual turnover (share of homes sold)

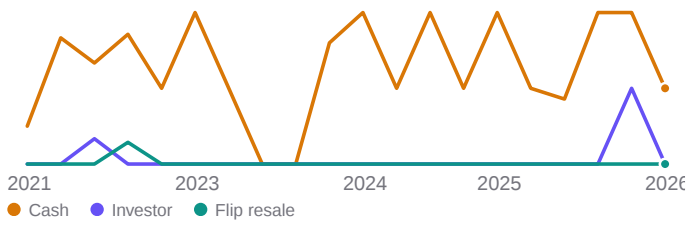
3.0%



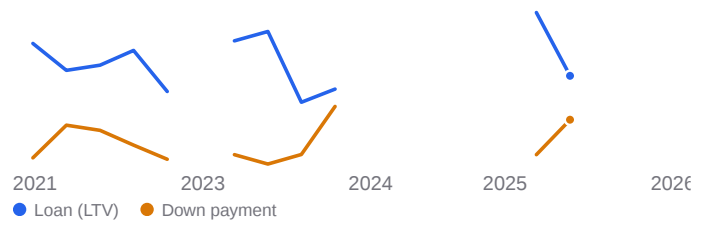
BUYERS & OUTCOMES

Buyer mix

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

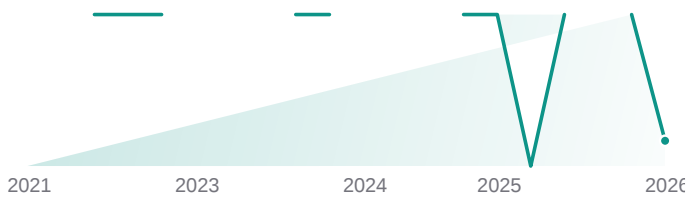


Financing (share of purchase price) Loan (LTV) 62% · Down payment 38%



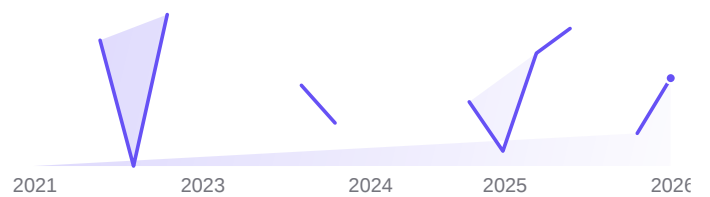
Sellers who sold at a gain

50%



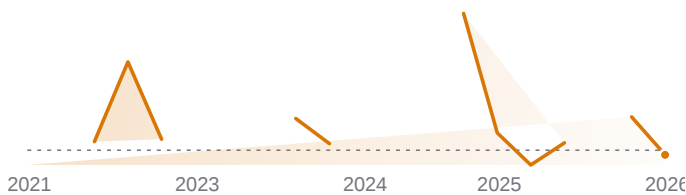
Typical hold before selling

8.7 yrs



Median annualized return at resale

-2.6%



HOUSING STOCK

Homes	631
Median value (AVM)	\$230K
Median size	916 ft²
Median bedrooms	2
Median year built	1985
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.3%
Owner occupied	30%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	429
Density	6 / mi ²
Median household income	\$72K
Average household income	\$83K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	13
Homes occupied	42%
Bachelor's or higher	19%
Poverty rate	18.4%
Unemployment	1.1%
Average temp	38°F
Annual precip	28 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.