

Kabetogama 56669

ZIP code · MN · Minnesota > Koochiching County

BALANCED MARKET

\$346K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

13

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



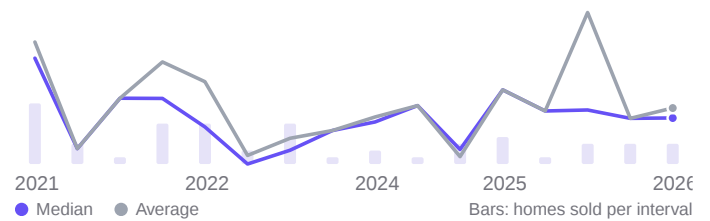
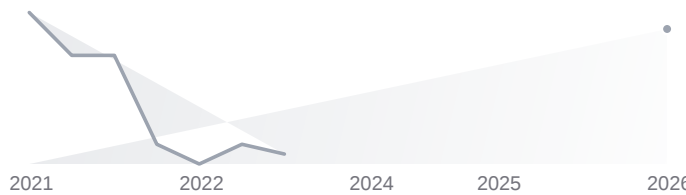
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$311K · Average \$366K

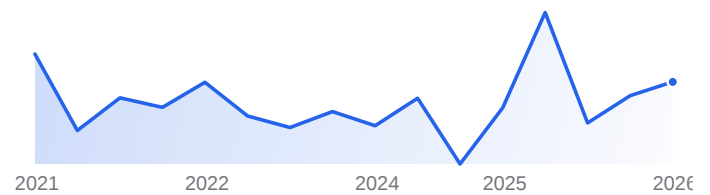
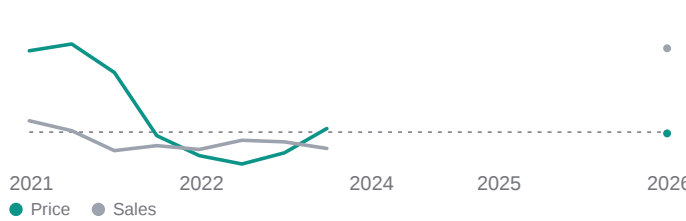


Growth (year over year)

Price -3.6% · Sales +225.0%

Price per square foot

\$320/ft²

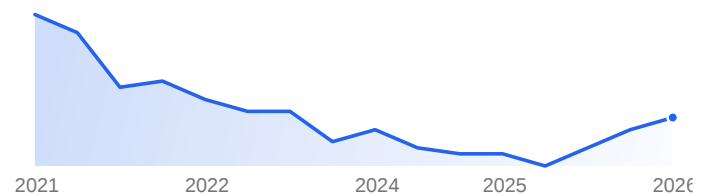


Sale premium vs estimated value

+3.7%

Annual turnover (share of homes sold)

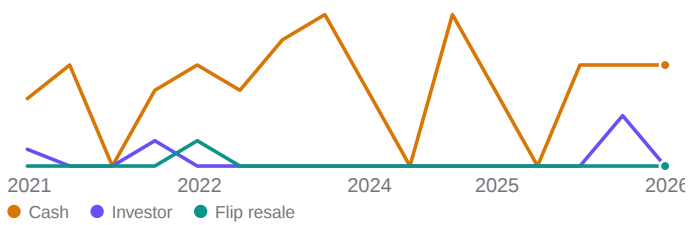
1.9%



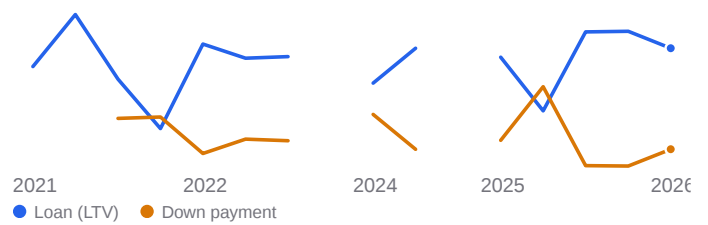
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

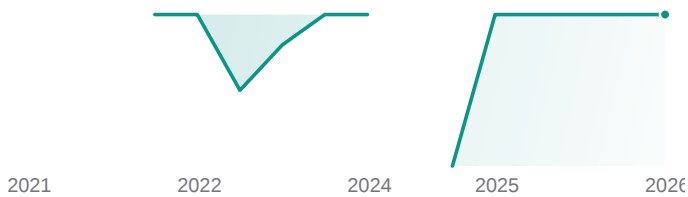


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



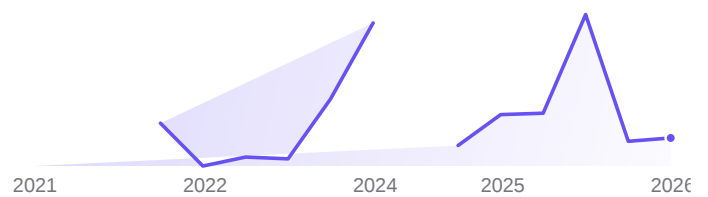
Sellers who sold at a gain

100%



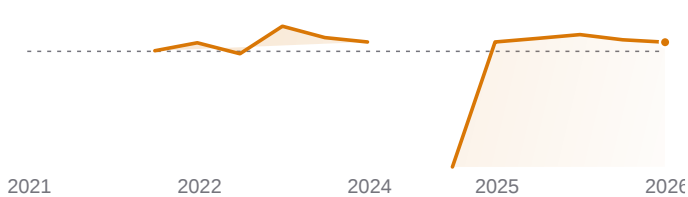
Typical hold before selling

5.8 yrs



Median annualized return at resale

+4.7%



HOUSING STOCK

Homes	670
Median value (AVM)	\$221K
Median size	1,008 ft ²
Median bedrooms	2
Median year built	1980
Single family	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.0%
Owner occupied	33%
Company owned	13%
Median loan-to-value	10%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	517
Density	2 / mi ²
Median household income	\$69K
Average household income	\$84K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	9
Homes occupied	67%
Bachelor's or higher	17%
Poverty rate	11.4%
Unemployment	1.2%
Average temp	37°F
Annual precip	27 in
Sunshine	58%

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.