

# Shevlin 56676

ZIP code · MN · Minnesota > Clearwater County > Shevlin

BALANCED MARKET

**\$231K**

MEDIAN SALE PRICE

**+92.3%**

1-YR CHANGE

**14**

SALES (12 MO)

**\$181K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



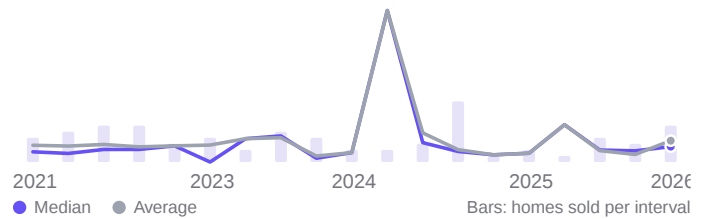
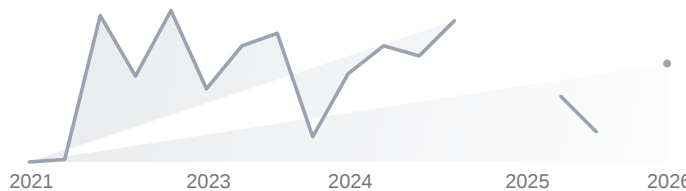
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$178K · Average \$230K

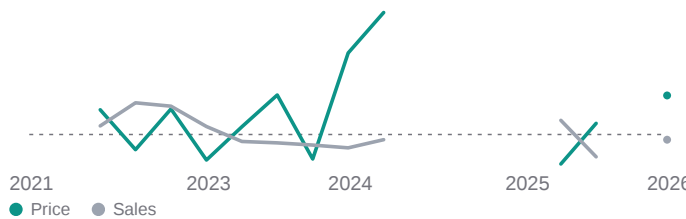


Growth (year over year)

Price +92.3% · Sales -12.5%

Price per square foot

\$276/ft²



Sale premium vs estimated value

+3.0%

Annual turnover (share of homes sold)

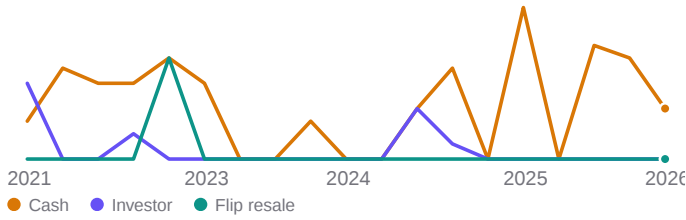
1.2%



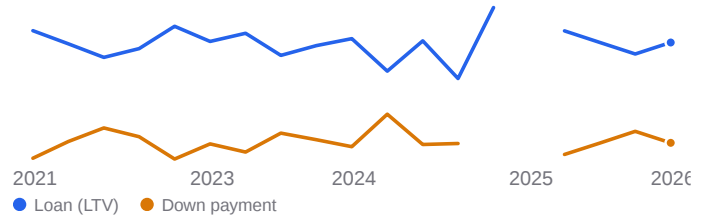
## BUYERS & OUTCOMES

### Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

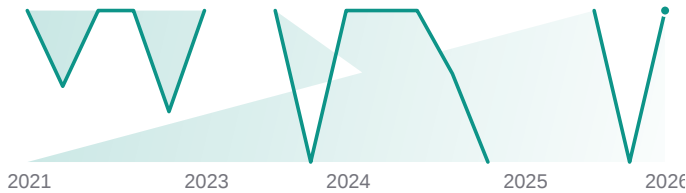


### Financing (share of purchase price) Loan (LTV) 83% · Down payment 18%



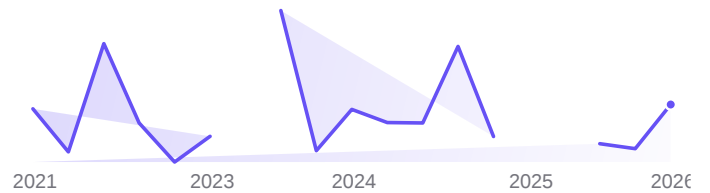
### Sellers who sold at a gain

100%



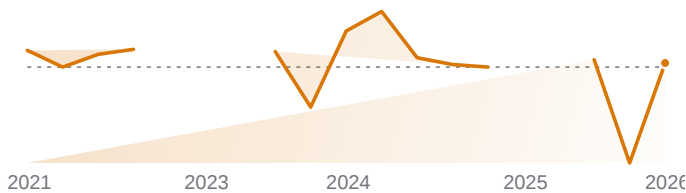
### Typical hold before selling

7.1 yrs



### Median annualized return at resale

+1.7%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,176     |
| Median value (AVM) | \$181K    |
| Median size        | 1,092 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1983      |
| Single family      | 48%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 64%      |
| Underwater (LTV 125% or more) | 4.7%     |
| Owner occupied                | 61%      |
| Company owned                 | 13%      |
| Median loan-to-value          | 30%      |
| Typical ownership tenure      | 10.9 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 1,946   |
| Density                          | 8 / mi² |
| Median household income          | \$74K   |
| Average household income         | \$86K   |
| Crime index (US avg 100)         | 104     |
| Air pollution index (US avg 100) | 84      |
| Earthquake index (US avg 100)    | 12      |
| Homes occupied                   | 76%     |
| Bachelor's or higher             | 17%     |
| Poverty rate                     | 9.4%    |
| Unemployment                     | 1.5%    |
| Average temp                     | 39°F    |
| Annual precip                    | 25 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.