

Thief River Falls 56701

ZIP code · MN · Minnesota > Pennington County > Thief River Falls

BUYER'S MARKET

\$162K

MEDIAN SALE PRICE

-16.3%

1-YR CHANGE

151

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



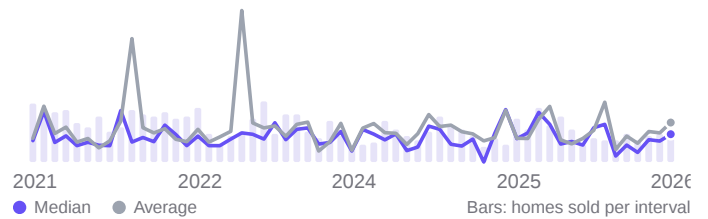
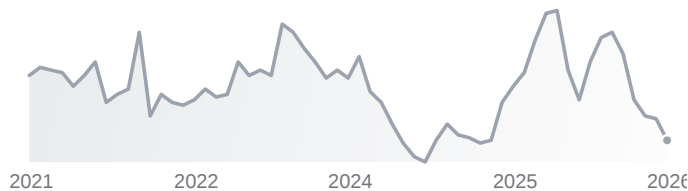
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$175K · Average \$211K

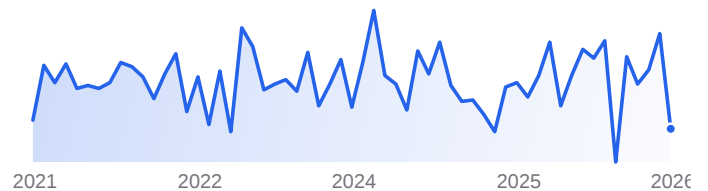
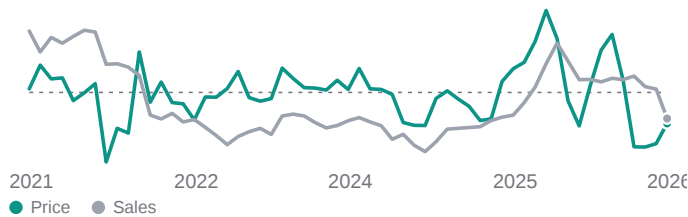


Growth (year over year)

Price -16.3% · Sales -13.7%

Price per square foot

\$96/ft²

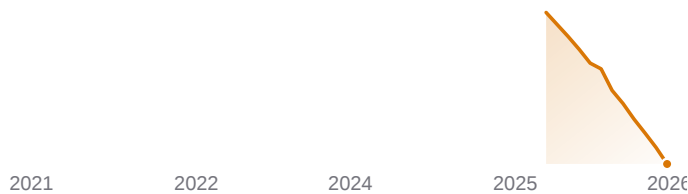


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

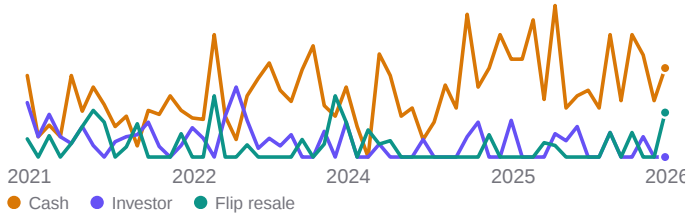
3.1%



BUYERS & OUTCOMES

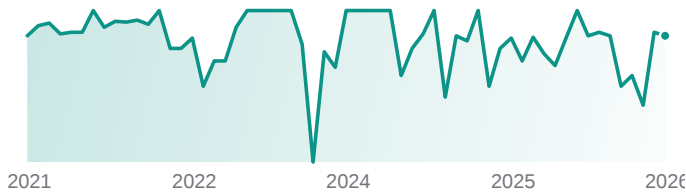
Buyer mix

Cash 36% · Investor 0% · Flip resale 18%



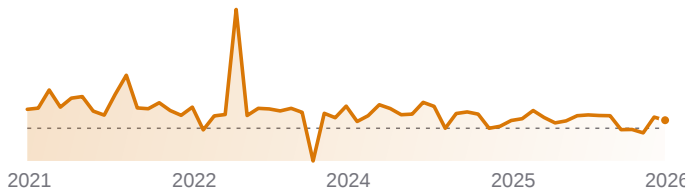
Sellers who sold at a gain

83%

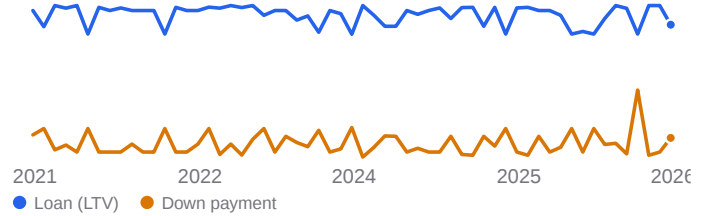


Median annualized return at resale

+2.1%

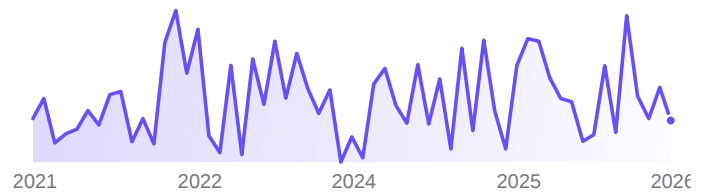


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



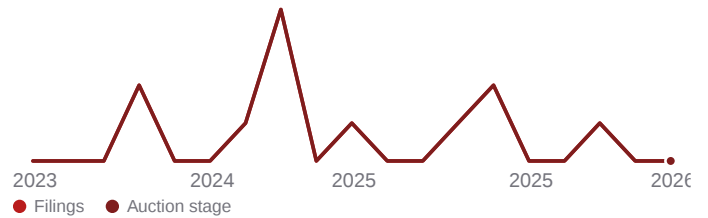
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,881
Median value (AVM)	\$172K
Median size	1,328 ft²
Median bedrooms	2
Median year built	1969
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	3.6%
Owner occupied	83%
Company owned	7.7%
Median loan-to-value	59%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	11,683
Density	31 / mi²
Median household income	\$73K
Average household income	\$88K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	6
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	8.8%
Unemployment	1.5%
Average temp	39°F
Annual precip	22 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.