

# Annual Report on the Minnesota Housing Market

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FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE STATE OF MINNESOTA



# 2020

**The 2020 housing market** was unexpectedly turbulent towards the end of the first quarter due to the pandemic that spread across the country. As the first wave of COVID-19 hit in the spring, housing market activity slowed substantially before staging a dramatic comeback just a couple months later.

Buyer activity was the leader again in 2020. With mortgage interest rates setting record lows multiple times throughout the year and a strong drive by many buyers to secure a better housing situation – in part due to the new realities brought on by COVID-19 – many segments of the market experienced a multiple-offer frenzy not seen in the last 15 years or more.

While markedly improved from their COVID-19 spring lows, seller activity continued to lag buyer demand, which had strengthened the ongoing seller's market for most housing segments as inventories remain at record lows.

**Sales:** Pending sales increased 10.6 percent, finishing 2020 at 94,474. Closed sales were up 8.4 percent to end the year at 92,576.

**Listings:** Comparing 2020 to the prior year, the number of homes available for sale was lower by 46.1 percent. There were 8,403 active listings at the end of 2020. New listings increased by 2.7 percent to finish the year at 106,873.

**Lender-Mediated Properties:** The foreclosure market continues to be a hint of its former unhealthy peaks. In 2020, the percentage of closed sales that were either foreclosure or short sale decreased by 30.2 percent to end the year at 1.2 percent of the market.

**Bedroom Count:** Increases in sales prices occurred across homes of all sizes over the last year. In 2020, properties with 4 bedrooms or more saw the largest growth at 12.3 percent. The highest percent of original list price received at sale went to properties with 3 bedrooms at 99.0 percent.

**Sales by Price Range:** The number of homes sold in the \$500,001 and above price range rose 33.4 percent to 9,726 homes. Homes sold in the \$150,001 to \$200,000 price range were down 14.1 percent to 6,810 homes.

**List Price Received:** Sellers received, on average, 98.6 percent of their original list price at sale, a year-over-year improvement of 1.0 percent.

The housing market in 2020 proved to be incredibly resilient, ending the year on a high note. Home sales and prices were higher than 2019 across most market segments and across most of the country. Seller activity recovered significantly from the COVID-19 spring decline, but overall activity was still insufficient to build up the supply of homes for sale.

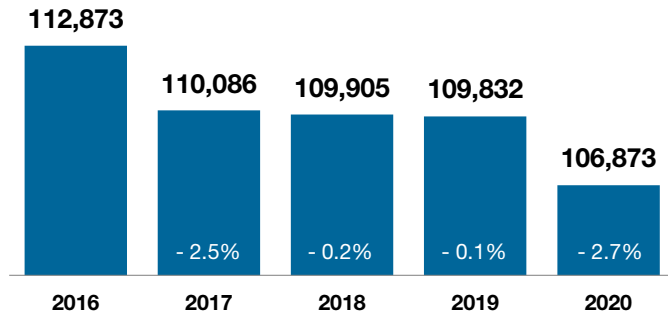
As we look to 2021, signals suggest buyer demand will remain elevated and tight inventory will continue to invite multiple offers and higher prices across much of the housing inventory. Mortgage rates are expected to remain low, helping buyers manage some of the increases in home prices and keep them motivated to lock in their housing costs for the long term. These factors will provide substantial tailwinds for the housing market into the new year.

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# Quick Facts

## New Listings



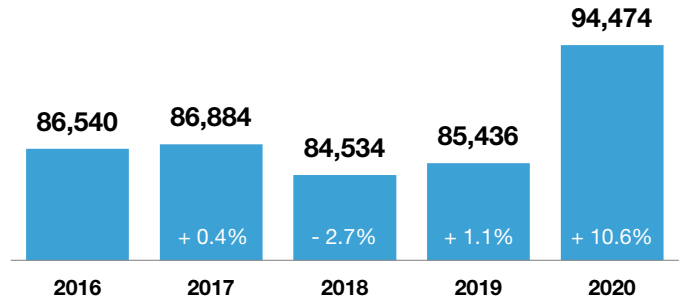
### Top 5 Areas: Change in New Listings from 2019

Clay County	+ 51.5%
Pipestone County	+ 26.3%
Rice County	+ 16.0%
Polk County	+ 12.7%
Chippewa County	+ 11.8%

### Bottom 5 Areas: Change in New Listings from 2019

Houston County	- 24.8%
Waseca County	- 25.9%
Koochiching County	- 29.4%
Murray County	- 30.9%
Wilkin County	- 46.7%

## Pending Sales



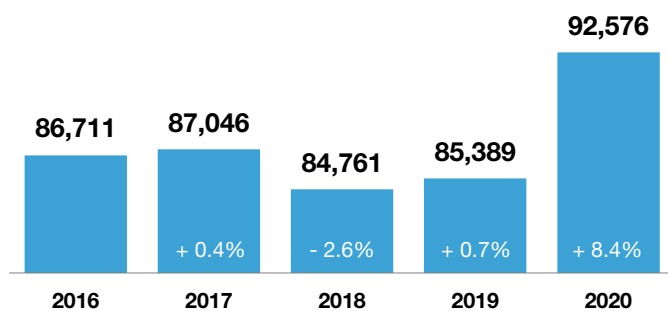
### Top 5 Areas: Change in Pending Sales from 2019

Kittson County	+ 228.6%
Cottonwood County	+ 72.8%
Clay County	+ 71.6%
Cook County	+ 57.7%
Mahnomen County	+ 41.2%

### Bottom 5 Areas: Change in Pending Sales from 2019

Red Lake County	- 18.8%
Waseca County	- 20.1%
Marshall County	- 22.9%
Traverse County	- 40.9%
Wilkin County	- 60.0%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2019

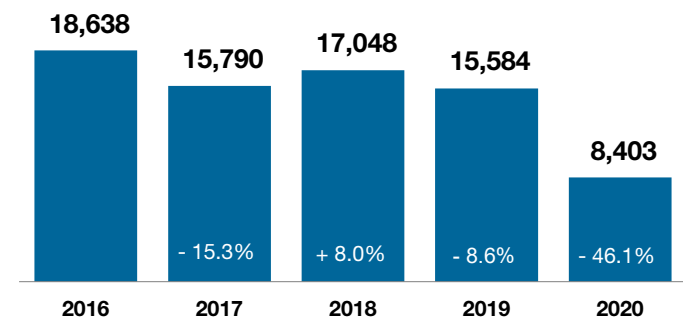
Kittson County	+ 142.9%
Cottonwood County	+ 75.0%
Norman County	+ 55.6%
Cook County	+ 54.3%
Clay County	+ 46.5%

### Bottom 5 Areas: Change in Closed Sales from 2019

Lac Qui Parle County	- 12.9%
Waseca County	- 18.2%
Marshall County	- 29.8%
Traverse County	- 47.8%
Wilkin County	- 60.0%

## Inventory of Homes for Sale

At the end of the year.



### Top 5 Areas: Change in Homes for Sale from 2019

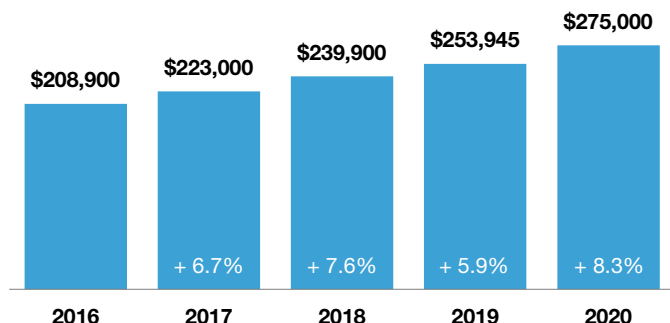
Wilkin County	+ 300.0%
Rock County	+ 177.8%
Watsonwan County	+ 150.0%
Clay County	+ 87.5%
Murray County	+ 64.0%

### Bottom 5 Areas: Change in Homes for Sale from 2019

Koochiching County	- 22.1%
Roseau County	- 23.7%
Todd County	- 31.5%
Pennington County	- 40.0%
Norman County	- 50.0%

# Quick Facts

## Median Sales Price



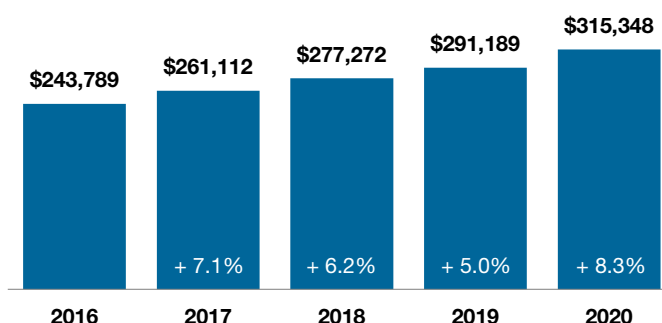
### Top 5 Areas: Change in Median Sales Price from 2019

Jackson County	+ 49.7%
Yellow Medicine County	+ 42.8%
Lac Qui Parle County	+ 38.2%
Big Stone County	+ 31.4%
Murray County	+ 30.0%

### Bottom 5 Areas: Change in Median Sales Price from 2019

Kittson County	- 20.1%
Norman County	- 25.0%
Traverse County	- 29.5%
Mahnomen County	- 36.1%
Wilkin County	- 61.5%

## Average Sales Price



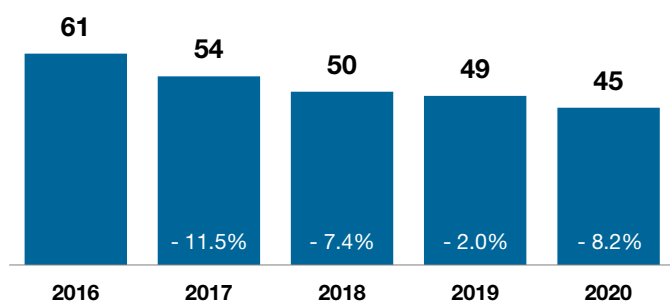
### Top 5 Areas: Change in Avg. Sales Price from 2019

Lincoln County	+ 45.7%
Murray County	+ 45.5%
Koochiching County	+ 35.8%
Yellow Medicine County	+ 30.8%
Fillmore County	+ 29.5%

### Bottom 5 Areas: Change in Avg. Sales Price from 2019

Norman County	- 10.6%
Traverse County	- 19.8%
Kittson County	- 25.7%
Mahnomen County	- 33.9%
Wilkin County	- 67.9%

## Days on Market Until Sale



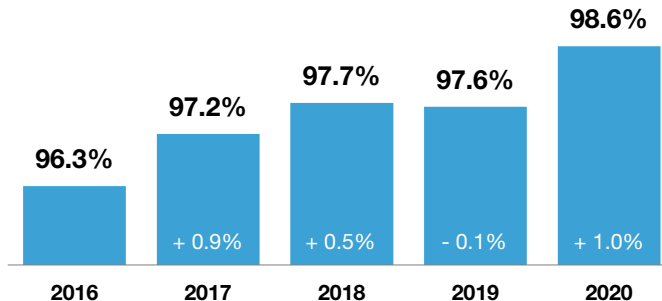
### Top 5 Areas: Change in Days on Market from 2019

Marshall County	+ 49.2%
Norman County	+ 39.6%
Cottonwood County	+ 31.1%
Stevens County	+ 30.2%
Fillmore County	+ 24.2%

### Bottom 5 Areas: Change in Days on Market from 2019

Traverse County	- 39.8%
Clay County	- 42.4%
Clearwater County	- 47.8%
Red Lake County	- 54.9%
Wilkin County	- 72.5%

## Percent of Original List Price Received



### Top 5 Areas: Change in Pct. of Orig. Price Received from 2019

Norman County	+ 5.5%
Lincoln County	+ 4.8%
Grant County	+ 4.3%
Clearwater County	+ 3.6%
Waseca County	+ 3.5%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2019

Jackson County	- 2.1%
Swift County	- 2.3%
Red Lake County	- 2.5%
Kittson County	- 4.4%
Wilkin County	- 4.4%

# Lender-Mediated Review

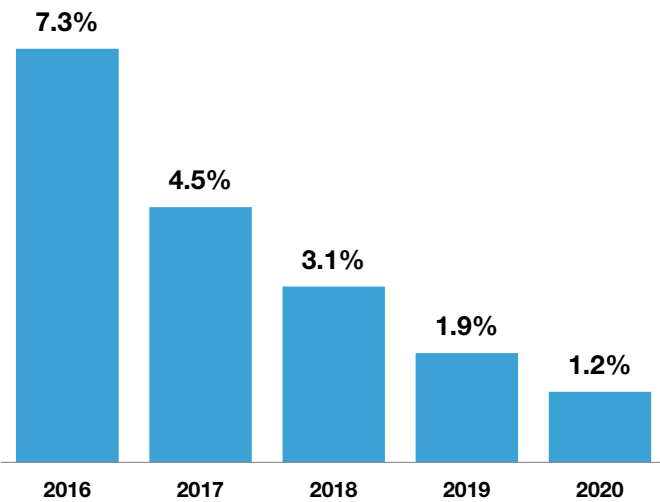
**1.2%**

Percent of Closed Sales  
That Were Lender-Mediated

**- 30.2%**

One-Year Change in  
Lender-Mediated Sales

## Percent of Sales That Were Lender-Mediated



## Top Areas: Lender-Mediated Market Share in 2020

Norman County	23.5%
Traverse County	7.7%
Kittson County	6.7%
Renville County	4.9%
Roseau County	4.5%
Freeborn County	4.1%
Koochiching County	3.9%
Aitkin County	3.8%
Mille Lacs County	3.5%
Itasca County	3.4%
Sibley County	3.3%
Pine County	3.2%
Todd County	3.2%
Meeker County	3.1%
McLeod County	2.9%
Pipestone County	2.8%
Polk County	2.7%
Faribault County	2.7%
Saint Louis County	2.6%
Isanti County	2.5%
Watsonwan County	2.5%
Lincoln County	2.3%
Rock County	2.3%
Yellow Medicine County	2.3%
Kanabec County	2.3%
Swift County	2.2%

**+ 23.3%**

Three-Year Change in Price  
All Properties

**+ 21.4%**

Three-Year Change in Price  
Traditional Properties

**+ 31.8%**

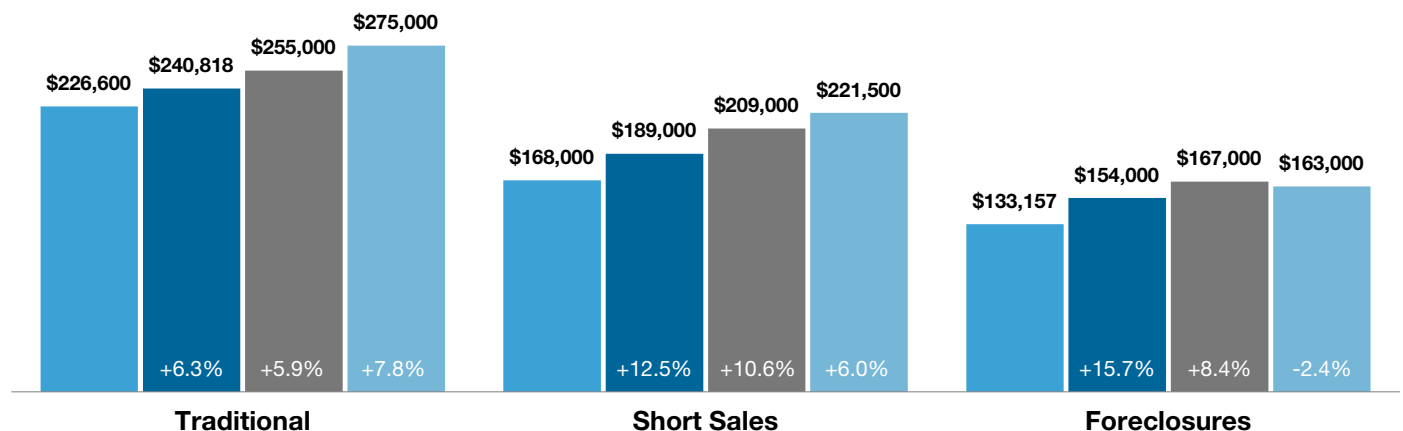
Three-Year Change in Price  
Short Sales

**+ 22.4%**

Three-Year Change in Price  
Foreclosures

## Median Sales Price

■ 2017 ■ 2018 ■ 2019 ■ 2020



# Bedroom Count Review

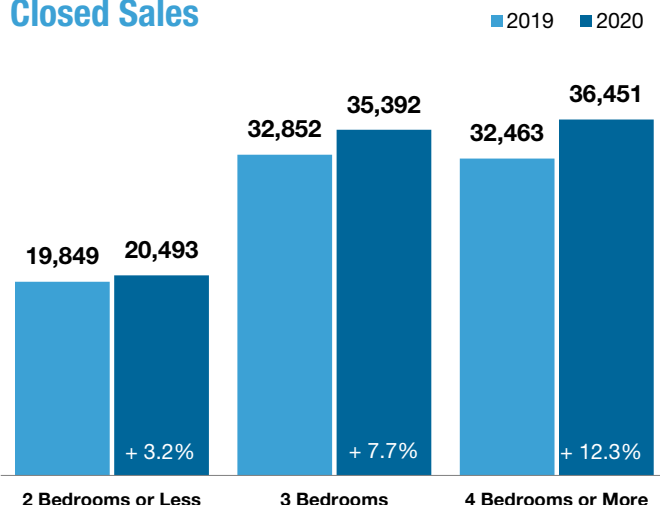
## + 3.2%

Growth in Closed Sales  
2 Bedrooms or Less

## + 12.3%

Growth in Closed Sales  
4 Bedrooms or More

### Closed Sales



The sum of all bedroom information shown may not match all property totals due to some listings not having bedroom information classified in the MLS and bedroom information being unavailable from RASM and WCAR.

### Top Areas: 4 Bedrooms or More Market Share in 2020

Scott County	54.4%
Carver County	52.6%
Dodge County	50.7%
Wright County	49.5%
Nicollet County	49.4%
Olmsted County	49.2%
Sherburne County	47.1%
Washington County	46.8%
Stearns County	45.8%
Dakota County	45.4%
Steele County	44.3%
Blue Earth County	44.2%
Anoka County	44.1%
Benton County	42.6%
Lyon County	42.4%
Stevens County	41.8%
Rice County	41.7%
Norman County	41.2%
Kandiyohi County	40.1%
Chisago County	40.1%
Watsonwan County	39.7%
Winona County	39.4%
Hennepin County	39.2%
Clay County	38.7%
Fillmore County	38.1%
Yellow Medicine County	37.9%

## 98.6%

Percent of Original List Price  
Received in 2020 for  
All Properties

## 98.2%

Percent of Original List Price  
Received in 2020 for  
2 Bedrooms or Less

## 99.0%

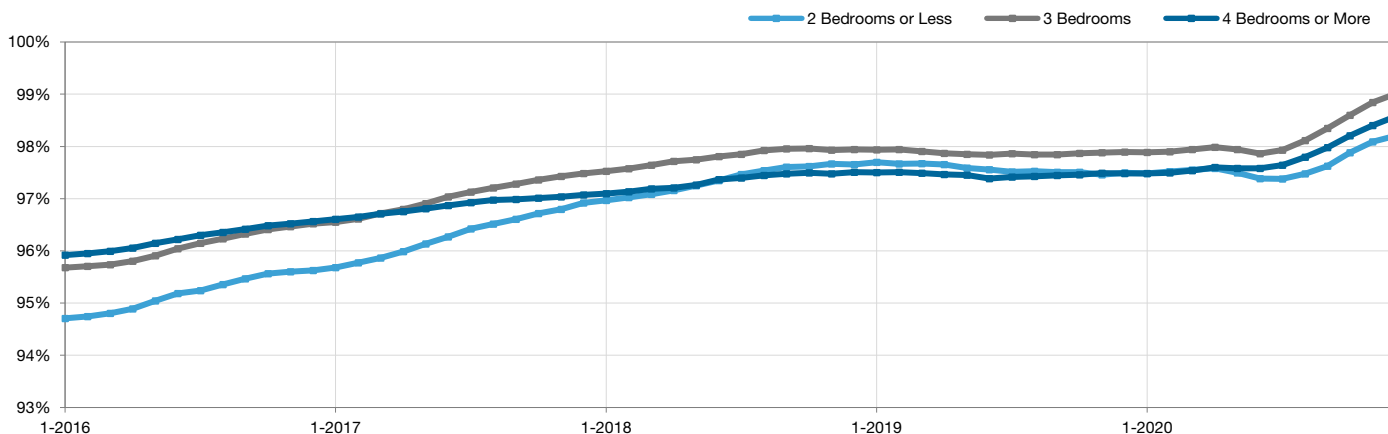
Percent of Original List Price  
Received in 2020 for  
3 Bedrooms

## 98.6%

Percent of Original List Price  
Received in 2020 for  
4 Bedrooms or More

### Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.



# Price Range Review

**\$200,001 to \$300,000**

Price Range with Shortest Average Days on Market Until Sale

**\$100,000 and Below**

Price Range with Longest Average Days on Market Until Sale

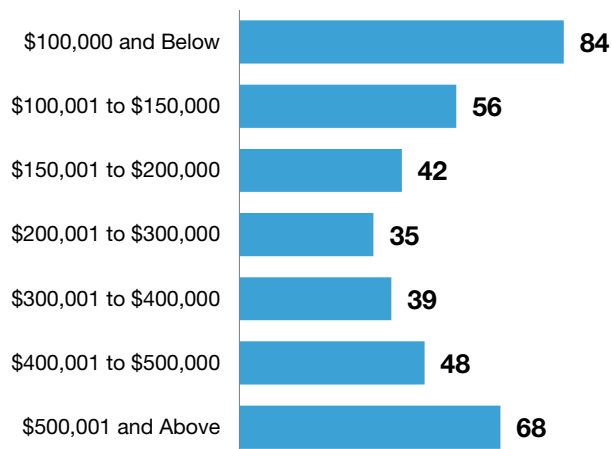
**4.9%**

of Closed Sales at Year End were Priced \$100,000 and Below

**- 10.3%**

One-Year Change in Closed Sales Priced \$100,000 and Below

## Days on Market Until Sale by Price Range



## Share of Closed Sales \$100,000 and Below



**\$200,001 to \$300,000**

Price Range with the Most Closed Sales

**+ 33.4%**

Price Range with Strongest One-Year Change in Sales: \$500,001 and Above

**\$100,000 and Below**

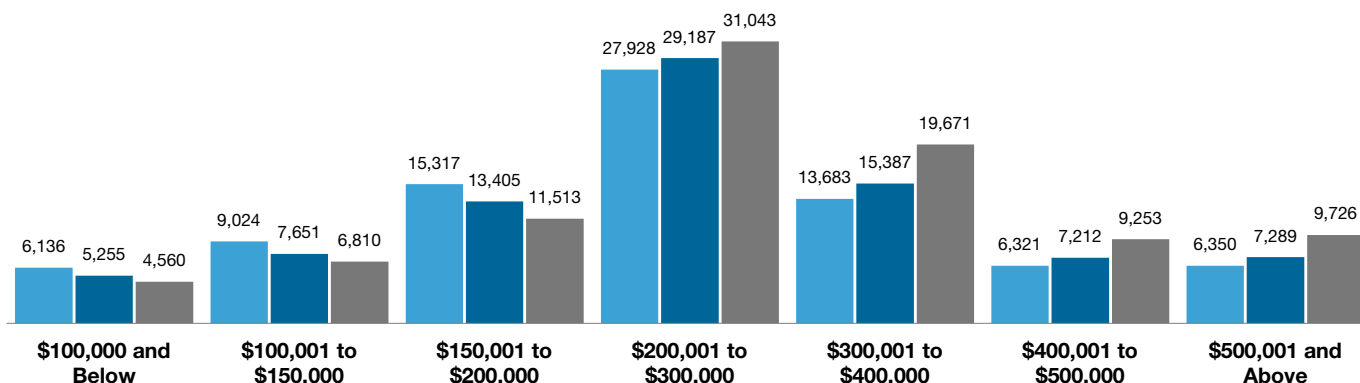
Price Range with the Fewest Closed Sales

**- 14.1%**

Price Range with Weakest One-Year Change in Sales: \$150,001 to \$200,000

## Closed Sales by Price Range

■ 2018 ■ 2019 ■ 2020



The total number of closed sales across price ranges is not necessarily the sum of all sales due to some invalid prices in MLS entries.

# Area Overviews

	Total Closed Sales	Change from 2019	Percent Foreclosures	Percent Short Sales	Percent Traditional	Days on Market Until Sale	Pct. of Orig. Price Received
<b>Entire State</b>	<b>92,576</b>	<b>+ 8.4%</b>	<b>1.1%</b>	<b>0.2%</b>	<b>98.8%</b>	<b>45</b>	<b>98.6%</b>
1 – Northwest Region	498	+ 9.7%	3.2%	0.0%	96.8%	93	92.5%
2 – Headwaters Region	1,170	+ 8.8%	1.6%	0.3%	98.0%	71	95.4%
3 – Arrowhead Region	5,519	+ 12.2%	2.6%	0.1%	97.3%	79	95.3%
4 – West Central Region	2,815	+ 14.9%	0.9%	0.1%	99.0%	66	95.7%
5 – North Central Region	3,480	+ 16.5%	1.6%	0.2%	98.2%	67	96.1%
6E – Southwest Central Region	1,637	+ 3.7%	2.5%	0.2%	97.3%	61	96.5%
6W – Upper Minnesota Valley Region	406	+ 1.8%	2.0%	0.0%	98.0%	100	90.4%
7E – East Central Region	3,239	+ 10.7%	2.2%	0.2%	97.6%	45	98.9%
7W – Central Region	8,057	+ 11.3%	1.1%	0.3%	98.6%	43	98.9%
8 – Southwest Region	1,138	+ 17.4%	0.9%	0.3%	98.9%	82	92.5%
9 – South Central Region	3,294	+ 10.6%	1.2%	0.0%	98.8%	92	96.3%
10 – Southeast Region	7,440	+ 7.1%	1.1%	0.1%	98.8%	52	97.8%
11 – 7-County Twin Cities Region	53,948	+ 6.8%	0.8%	0.2%	99.1%	34	99.9%
Aitkin County	459	+ 16.8%	3.1%	0.4%	96.7%	83	94.6%
Anoka County	6,540	+ 9.7%	0.8%	0.2%	99.0%	31	100.8%
Becker County	601	+ 21.9%	0.7%	0.0%	99.3%	75	95.5%
Beltrami County	597	+ 8.0%	1.8%	0.7%	97.5%	57	96.4%
Benton County	584	+ 2.6%	0.9%	0.0%	99.1%	41	98.1%
Big Stone County	61	+ 3.4%	1.6%	0.0%	98.4%	83	93.6%
Blue Earth County	891	+ 4.3%	0.4%	0.0%	99.6%	93	96.9%
Brown County	326	+ 9.8%	0.0%	0.0%	100.0%	108	95.9%
Carlton County	478	+ 10.4%	1.0%	0.0%	99.0%	39	97.2%
Carver County	2,268	+ 13.7%	0.8%	0.1%	99.1%	41	99.2%
Cass County	833	+ 32.4%	1.4%	0.0%	98.6%	91	95.2%
Chippewa County	114	+ 0.9%	2.6%	0.0%	97.4%	80	92.1%
Chisago County	1,132	+ 17.9%	1.6%	0.1%	98.3%	39	99.7%
Clay County	104	+ 46.5%	1.0%	0.0%	99.0%	53	96.9%
Clearwater County	69	+ 16.9%	0.0%	0.0%	100.0%	48	95.6%
Cook County	213	+ 54.3%	0.5%	0.0%	99.5%	143	93.5%
Cottonwood County	154	+ 75.0%	0.6%	0.6%	98.7%	97	90.8%
Crow Wing County	1,720	+ 16.1%	1.3%	0.2%	98.4%	58	97.1%
Dakota County	7,595	+ 2.2%	0.8%	0.1%	99.1%	32	100.1%
Dodge County	339	+ 27.9%	0.6%	0.0%	99.4%	43	98.9%
Douglas County	737	+ 14.4%	1.1%	0.1%	98.8%	54	96.6%



# Area Overviews

	Total Closed Sales	Change from 2019	Percent Foreclosures	Percent Short Sales	Percent Traditional	Days on Market Until Sale	Pct. of Orig. Price Received
Faribault County	200	+ 9.9%	2.5%	0.0%	97.5%	124	92.4%
Fillmore County	218	+ 13.0%	0.9%	0.0%	99.1%	77	95.9%
Freeborn County	434	+ 17.3%	3.7%	0.2%	96.1%	64	93.9%
Goodhue County	732	+ 8.0%	2.2%	0.0%	97.8%	62	97.6%
Grant County	82	+ 9.3%	2.4%	0.0%	97.6%	79	94.6%
Hennepin County	21,410	+ 5.5%	0.8%	0.1%	99.1%	33	99.6%
Houston County	152	- 0.7%	2.0%	0.0%	98.0%	80	94.3%
Hubbard County	407	+ 7.4%	1.7%	0.0%	98.3%	83	95.1%
Isanti County	842	+ 7.0%	2.3%	0.4%	97.5%	40	100.4%
Itasca County	845	+ 21.9%	3.1%	0.1%	96.8%	87	94.4%
Jackson County	60	+ 5.3%	0.0%	0.0%	100.0%	68	90.7%
Kanabec County	263	+ 2.3%	1.5%	0.0%	98.5%	55	96.9%
Kandiyohi County	646	+ 10.8%	1.5%	0.3%	98.1%	74	95.5%
Kittson County	17	+ 142.9%	5.9%	0.0%	94.1%	80	91.2%
Koochiching County	122	- 1.6%	6.6%	0.0%	93.4%	160	91.4%
Lac Qui Parle County	54	- 12.9%	0.0%	0.0%	100.0%	131	87.8%
Lake County	361	+ 18.8%	1.7%	0.0%	98.3%	101	92.7%
Lake of the Woods County	78	+ 14.7%	1.3%	0.0%	98.7%	131	90.3%
Le Sueur County	582	+ 24.4%	1.5%	0.0%	98.5%	76	97.7%
Lincoln County	43	+ 7.5%	2.3%	0.0%	97.7%	89	88.8%
Lyon County	301	+ 12.7%	1.3%	0.3%	98.3%	69	94.1%
Mahnomen County	19	+ 18.8%	0.0%	0.0%	100.0%	110	88.7%
Marshall County	33	- 29.8%	0.0%	0.0%	100.0%	97	91.4%
Martin County	271	+ 24.3%	0.7%	0.4%	98.9%	85	93.7%
McLeod County	542	- 4.6%	2.6%	0.4%	97.0%	49	97.9%
Meeker County	291	0.0%	3.1%	0.0%	96.9%	43	98.0%
Mille Lacs County	507	+ 11.2%	3.0%	0.4%	96.6%	52	97.8%
Morrison County	459	+ 14.8%	2.0%	0.2%	97.8%	55	96.0%
Mower County	553	+ 7.2%	0.7%	0.0%	99.3%	49	96.3%
Murray County	75	+ 13.6%	0.0%	0.0%	100.0%	95	91.2%
Nicollet County	471	+ 14.0%	0.4%	0.0%	99.6%	90	96.9%
Nobles County	203	+ 17.3%	0.0%	0.0%	100.0%	72	94.2%
Norman County	14	+ 55.6%	21.4%	0.0%	78.6%	74	90.0%
Olmsted County	2,777	+ 5.0%	0.5%	0.0%	99.5%	44	98.9%
Otter Tail County	1,014	+ 12.5%	0.5%	0.2%	99.3%	66	95.6%

## Area Overviews

	Total Closed Sales	Change from 2019	Percent Foreclosures	Percent Short Sales	Percent Traditional	Days on Market Until Sale	Pct. of Orig. Price Received
Pennington County	160	+ 3.9%	1.3%	0.0%	98.8%	85	93.4%
Pine County	495	+ 6.0%	3.0%	0.4%	96.6%	52	97.0%
Pipestone County	72	+ 14.3%	2.8%	0.0%	97.2%	82	92.5%
Polk County	111	+ 29.1%	2.7%	0.0%	97.3%	122	89.7%
Pope County	175	+ 12.2%	1.1%	0.0%	98.9%	61	95.5%
Ramsey County	7,632	+ 10.4%	0.9%	0.3%	98.8%	29	100.2%
Red Lake County	12	- 7.7%	0.0%	0.0%	100.0%	60	89.0%
Redwood County	187	+ 5.1%	0.5%	0.5%	98.9%	89	91.0%
Renville County	158	+ 15.3%	5.1%	0.0%	94.9%	80	93.5%
Rice County	953	+ 8.7%	0.8%	0.2%	99.0%	44	98.6%
Rock County	43	+ 16.2%	2.3%	0.0%	97.7%	121	93.2%
Roseau County	151	+ 9.4%	4.6%	0.0%	95.4%	86	94.6%
Scott County	2,972	+ 7.5%	0.6%	0.2%	99.3%	37	99.6%
Sherburne County	2,010	+ 6.1%	1.5%	0.3%	98.2%	37	100.0%
Sibley County	209	+ 22.9%	4.3%	0.0%	95.7%	76	97.2%
Saint Louis County	3,041	+ 7.4%	2.8%	0.0%	97.1%	72	95.9%
Stearns County	2,305	+ 9.4%	1.1%	0.3%	98.6%	48	97.4%
Steele County	511	+ 8.3%	1.4%	0.0%	98.6%	46	98.7%
Stevens County	84	+ 18.3%	1.2%	0.0%	98.8%	112	92.1%
Swift County	90	+ 18.4%	2.2%	0.0%	97.8%	124	87.3%
Todd County	291	- 2.3%	2.7%	0.3%	96.9%	63	94.7%
Traverse County	12	- 47.8%	8.3%	0.0%	91.7%	56	89.1%
Wabasha County	256	- 4.5%	1.2%	0.0%	98.8%	71	95.4%
Wadena County	177	- 1.7%	1.1%	0.6%	98.3%	86	93.7%
Waseca County	234	- 18.2%	1.7%	0.0%	98.3%	65	97.7%
Washington County	5,531	+ 7.2%	0.5%	0.2%	99.4%	41	99.5%
Watsonwan County	110	+ 20.9%	2.7%	0.0%	97.3%	159	91.0%
Wilkin County	6	- 60.0%	0.0%	0.0%	100.0%	25	90.8%
Winona County	515	+ 0.8%	1.2%	0.4%	98.4%	64	96.8%
Wright County	3,158	+ 18.3%	0.8%	0.4%	98.9%	42	99.3%
Yellow Medicine County	87	- 2.2%	2.3%	0.0%	97.7%	95	90.7%

# Area Historical Median Prices

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
<b>Entire State</b>	<b>\$208,900</b>	<b>\$223,000</b>	<b>\$239,900</b>	<b>\$253,945</b>	<b>\$275,000</b>	<b>+ 8.3%</b>	<b>+ 31.6%</b>
1 – Northwest Region	\$122,000	\$125,000	\$134,000	\$135,900	\$134,000	- 1.4%	+ 9.8%
2 – Headwaters Region	\$149,900	\$160,000	\$172,000	\$179,600	\$194,585	+ 8.3%	+ 29.8%
3 – Arrowhead Region	\$145,000	\$151,900	\$156,500	\$166,500	\$189,000	+ 13.5%	+ 30.3%
4 – West Central Region	\$175,000	\$182,900	\$195,000	\$205,000	\$225,000	+ 9.8%	+ 28.6%
5 – North Central Region	\$163,950	\$174,900	\$186,000	\$197,000	\$225,000	+ 14.2%	+ 37.2%
6E – Southwest Central Region	\$135,950	\$146,450	\$160,000	\$165,000	\$182,150	+ 10.4%	+ 34.0%
6W – Upper Minnesota Valley Region	\$72,750	\$77,525	\$75,250	\$89,900	\$105,000	+ 16.8%	+ 44.3%
7E – East Central Region	\$174,000	\$190,000	\$208,000	\$220,000	\$246,500	+ 12.0%	+ 41.7%
7W – Central Region	\$194,900	\$211,900	\$225,000	\$240,000	\$265,000	+ 10.4%	+ 36.0%
8 – Southwest Region	\$105,000	\$115,500	\$118,000	\$117,125	\$129,500	+ 10.6%	+ 23.3%
9 – South Central Region	\$148,900	\$154,000	\$165,000	\$176,000	\$190,000	+ 8.0%	+ 27.6%
10 – Southeast Region	\$167,900	\$182,000	\$196,000	\$209,900	\$228,500	+ 8.9%	+ 36.1%
11 – 7-County Twin Cities Region	\$236,900	\$250,000	\$270,000	\$288,000	\$311,750	+ 8.2%	+ 31.6%
Aitkin County	\$157,900	\$160,000	\$171,000	\$168,225	\$195,000	+ 15.9%	+ 23.5%
Anoka County	\$219,900	\$232,000	\$250,000	\$265,000	\$286,950	+ 8.3%	+ 30.5%
Becker County	\$193,750	\$215,000	\$230,000	\$235,000	\$245,000	+ 4.3%	+ 26.5%
Beltrami County	\$157,000	\$163,000	\$175,000	\$180,000	\$199,500	+ 10.8%	+ 27.1%
Benton County	\$165,000	\$176,000	\$185,250	\$200,000	\$215,000	+ 7.5%	+ 30.3%
Big Stone County	\$74,000	\$90,000	\$105,000	\$87,500	\$115,000	+ 31.4%	+ 55.4%
Blue Earth County	\$181,178	\$182,450	\$195,000	\$217,500	\$225,000	+ 3.4%	+ 24.2%
Brown County	\$118,000	\$123,500	\$132,000	\$140,000	\$153,500	+ 9.6%	+ 30.1%
Carlton County	\$147,500	\$156,000	\$164,900	\$174,950	\$195,000	+ 11.5%	+ 32.2%
Carver County	\$279,950	\$311,650	\$321,361	\$340,000	\$362,160	+ 6.5%	+ 29.4%
Cass County	\$189,950	\$210,500	\$214,000	\$227,450	\$259,900	+ 14.3%	+ 36.8%
Chippewa County	\$75,000	\$82,000	\$92,600	\$98,000	\$106,250	+ 8.4%	+ 41.7%
Chisago County	\$209,950	\$229,900	\$249,950	\$255,000	\$280,000	+ 9.8%	+ 33.4%
Clay County	\$212,000	\$192,750	\$181,300	\$198,000	\$224,950	+ 13.6%	+ 6.1%
Clearwater County	\$133,000	\$128,200	\$145,000	\$137,750	\$144,000	+ 4.5%	+ 8.3%
Cook County	\$210,000	\$235,000	\$259,201	\$257,250	\$272,500	+ 5.9%	+ 29.8%
Cottonwood County	\$73,750	\$79,000	\$78,750	\$86,750	\$97,000	+ 11.8%	+ 31.5%
Crow Wing County	\$178,000	\$189,500	\$204,950	\$219,200	\$249,190	+ 13.7%	+ 40.0%
Dakota County	\$240,000	\$252,500	\$269,900	\$288,500	\$310,500	+ 7.6%	+ 29.4%
Dodge County	\$154,500	\$175,000	\$195,900	\$211,000	\$238,450	+ 13.0%	+ 54.3%
Douglas County	\$193,450	\$195,000	\$221,000	\$228,500	\$254,000	+ 11.2%	+ 31.3%

# Area Historical Median Prices

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Faribault County	\$69,950	\$70,000	\$76,250	\$88,000	\$101,764	+ 15.6%	+ 45.5%
Fillmore County	\$117,900	\$128,000	\$137,500	\$142,000	\$169,900	+ 19.6%	+ 44.1%
Freeborn County	\$87,350	\$90,000	\$104,750	\$114,500	\$127,000	+ 10.9%	+ 45.4%
Goodhue County	\$172,500	\$194,000	\$198,668	\$217,800	\$227,500	+ 4.5%	+ 31.9%
Grant County	\$94,000	\$116,500	\$101,000	\$108,450	\$135,697	+ 25.1%	+ 44.4%
Hennepin County	\$246,555	\$263,500	\$283,000	\$300,000	\$325,000	+ 8.3%	+ 31.8%
Houston County	\$142,000	\$163,813	\$190,000	\$165,000	\$190,000	+ 15.2%	+ 33.8%
Hubbard County	\$147,000	\$179,000	\$179,950	\$189,900	\$226,000	+ 19.0%	+ 53.7%
Isanti County	\$176,961	\$195,000	\$216,950	\$229,000	\$249,900	+ 9.1%	+ 41.2%
Itasca County	\$145,000	\$155,000	\$160,000	\$165,000	\$170,000	+ 3.0%	+ 17.2%
Jackson County	\$79,900	\$115,250	\$96,000	\$80,688	\$120,750	+ 49.7%	+ 51.1%
Kanabec County	\$130,000	\$144,050	\$162,000	\$165,000	\$195,000	+ 18.2%	+ 50.0%
Kandiyohi County	\$140,000	\$153,888	\$168,000	\$165,000	\$190,000	+ 15.2%	+ 35.7%
Kittson County	\$68,380	\$98,500	\$48,000	\$74,950	\$59,900	- 20.1%	- 12.4%
Koochiching County	\$109,500	\$115,000	\$91,500	\$110,000	\$138,250	+ 25.7%	+ 26.3%
Lac Qui Parle County	\$51,500	\$65,500	\$52,000	\$62,250	\$86,000	+ 38.2%	+ 67.0%
Lake County	\$124,950	\$129,000	\$143,250	\$159,900	\$166,500	+ 4.1%	+ 33.3%
Lake of the Woods County	\$112,000	\$123,900	\$95,000	\$151,500	\$141,500	- 6.6%	+ 26.3%
Le Sueur County	\$162,250	\$175,000	\$202,500	\$215,000	\$236,900	+ 10.2%	+ 46.0%
Lincoln County	\$77,250	\$77,765	\$81,375	\$72,500	\$80,000	+ 10.3%	+ 3.6%
Lyon County	\$127,750	\$135,000	\$148,750	\$158,000	\$157,000	- 0.6%	+ 22.9%
Mahnomen County	\$73,950	\$65,500	\$77,000	\$164,250	\$105,000	- 36.1%	+ 42.0%
Marshall County	\$83,000	\$109,000	\$107,200	\$90,000	\$97,000	+ 7.8%	+ 16.9%
Martin County	\$94,900	\$89,900	\$110,000	\$120,000	\$124,900	+ 4.1%	+ 31.6%
McLeod County	\$141,950	\$158,000	\$163,250	\$177,000	\$195,000	+ 10.2%	+ 37.4%
Meeker County	\$139,000	\$145,000	\$162,750	\$164,000	\$169,900	+ 3.6%	+ 22.2%
Mille Lacs County	\$149,728	\$160,500	\$175,000	\$187,500	\$210,000	+ 12.0%	+ 40.3%
Morrison County	\$139,250	\$150,000	\$163,450	\$169,900	\$179,150	+ 5.4%	+ 28.7%
Mower County	\$99,900	\$106,000	\$106,000	\$124,900	\$139,900	+ 12.0%	+ 40.0%
Murray County	\$82,500	\$109,600	\$113,300	\$100,000	\$130,000	+ 30.0%	+ 57.6%
Nicollet County	\$178,500	\$180,000	\$196,000	\$212,500	\$234,500	+ 10.4%	+ 31.4%
Nobles County	\$125,000	\$137,250	\$155,000	\$160,000	\$170,000	+ 6.3%	+ 36.0%
Norman County	\$30,000	\$58,000	\$155,000	\$120,000	\$90,000	- 25.0%	+ 200.0%
Olmsted County	\$196,950	\$219,950	\$233,475	\$243,700	\$259,900	+ 6.6%	+ 32.0%
Otter Tail County	\$160,000	\$176,500	\$178,000	\$190,000	\$216,875	+ 14.1%	+ 35.5%

# Area Historical Median Prices

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Pennington County	\$143,380	\$136,750	\$145,000	\$148,000	\$149,950	+ 1.3%	+ 4.6%
Pine County	\$142,000	\$135,000	\$147,000	\$166,500	\$191,000	+ 14.7%	+ 34.5%
Pipestone County	\$50,000	\$68,250	\$86,000	\$108,250	\$110,650	+ 2.2%	+ 121.3%
Polk County	\$100,000	\$119,000	\$145,352	\$150,000	\$125,000	- 16.7%	+ 25.0%
Pope County	\$135,000	\$150,000	\$156,500	\$161,000	\$185,000	+ 14.9%	+ 37.0%
Ramsey County	\$200,000	\$216,500	\$232,900	\$245,750	\$261,000	+ 6.2%	+ 30.5%
Red Lake County	\$92,250	\$119,000	\$106,000	\$100,000	\$114,000	+ 14.0%	+ 23.6%
Redwood County	\$81,500	\$96,500	\$90,000	\$94,500	\$106,200	+ 12.4%	+ 30.3%
Renville County	\$75,000	\$77,950	\$80,000	\$85,500	\$105,950	+ 23.9%	+ 41.3%
Rice County	\$192,000	\$216,000	\$223,000	\$245,000	\$263,000	+ 7.3%	+ 37.0%
Rock County	\$136,250	\$88,750	\$110,000	\$158,500	\$144,000	- 9.1%	+ 5.7%
Roseau County	\$115,000	\$123,000	\$125,000	\$135,950	\$141,800	+ 4.3%	+ 23.3%
Scott County	\$256,950	\$267,000	\$295,000	\$305,000	\$340,000	+ 11.5%	+ 32.3%
Sherburne County	\$209,575	\$224,000	\$242,000	\$256,900	\$285,000	+ 10.9%	+ 36.0%
Sibley County	\$126,000	\$130,000	\$152,500	\$151,000	\$163,115	+ 8.0%	+ 29.5%
Saint Louis County	\$143,500	\$148,000	\$153,820	\$165,000	\$190,300	+ 15.3%	+ 32.6%
Stearns County	\$164,000	\$170,000	\$179,000	\$195,000	\$212,500	+ 9.0%	+ 29.6%
Steele County	\$150,000	\$158,110	\$170,000	\$180,000	\$202,750	+ 12.6%	+ 35.2%
Stevens County	\$134,000	\$107,450	\$123,000	\$129,000	\$123,000	- 4.7%	- 8.2%
Swift County	\$70,500	\$63,725	\$75,000	\$108,500	\$96,900	- 10.7%	+ 37.4%
Todd County	\$120,000	\$120,000	\$135,000	\$139,500	\$164,900	+ 18.2%	+ 37.4%
Traverse County	\$48,000	\$71,000	\$44,900	\$87,900	\$62,000	- 29.5%	+ 29.2%
Wabasha County	\$152,500	\$165,200	\$181,000	\$192,000	\$207,750	+ 8.2%	+ 36.2%
Wadena County	\$109,450	\$123,000	\$122,000	\$120,000	\$145,500	+ 21.3%	+ 32.9%
Waseca County	\$119,700	\$129,500	\$138,750	\$151,307	\$154,900	+ 2.4%	+ 29.4%
Washington County	\$260,000	\$278,500	\$299,999	\$325,000	\$347,000	+ 6.8%	+ 33.5%
Watonwan County	\$83,500	\$83,500	\$105,000	\$93,000	\$106,500	+ 14.5%	+ 27.5%
Wilkin County	\$87,000	\$156,536	\$129,200	\$174,200	\$67,000	- 61.5%	- 23.0%
Winona County	\$149,900	\$147,950	\$149,900	\$163,000	\$179,650	+ 10.2%	+ 19.8%
Wright County	\$219,000	\$236,247	\$255,000	\$265,000	\$295,000	+ 11.3%	+ 34.7%
Yellow Medicine County	\$83,500	\$75,000	\$68,500	\$80,000	\$114,250	+ 42.8%	+ 36.8%