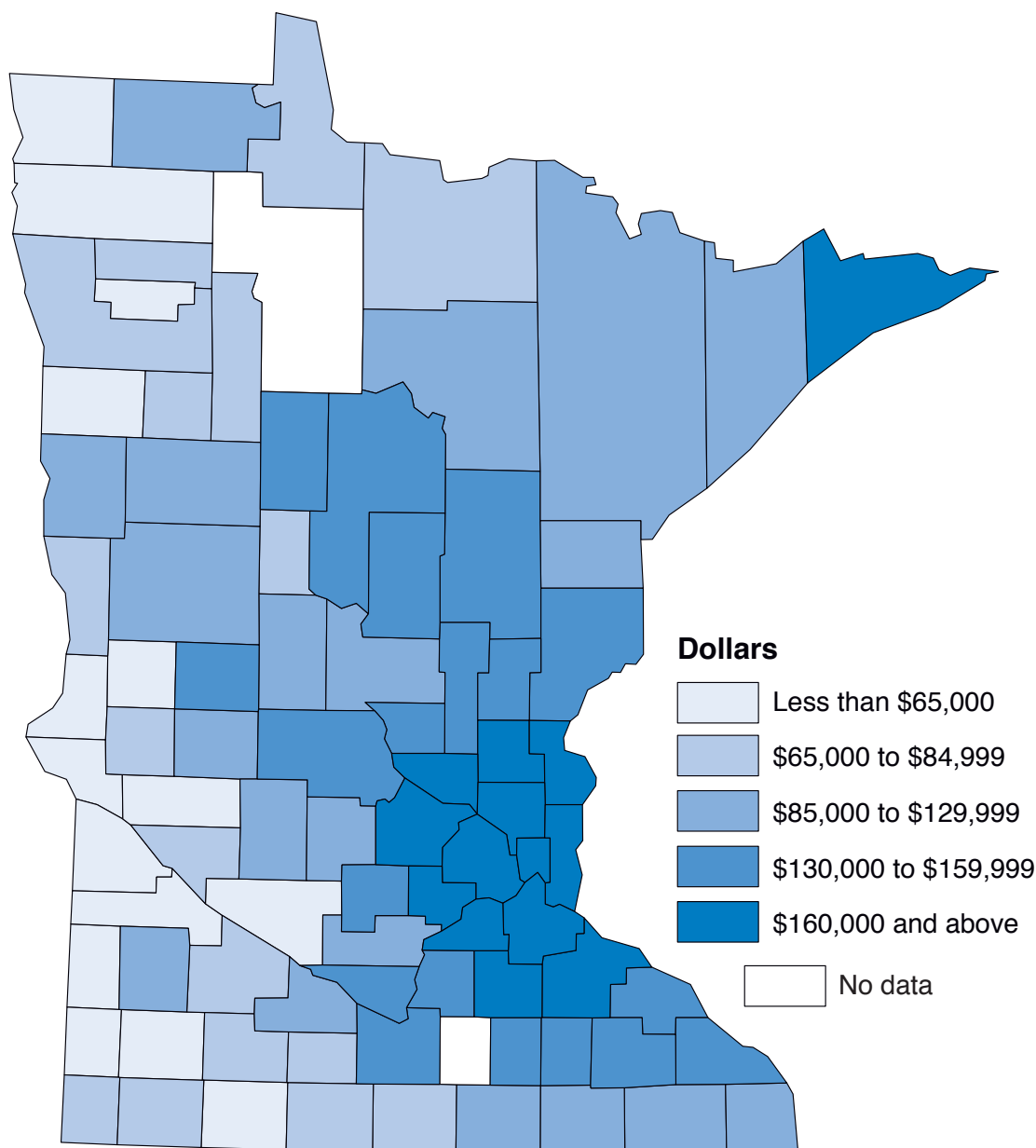
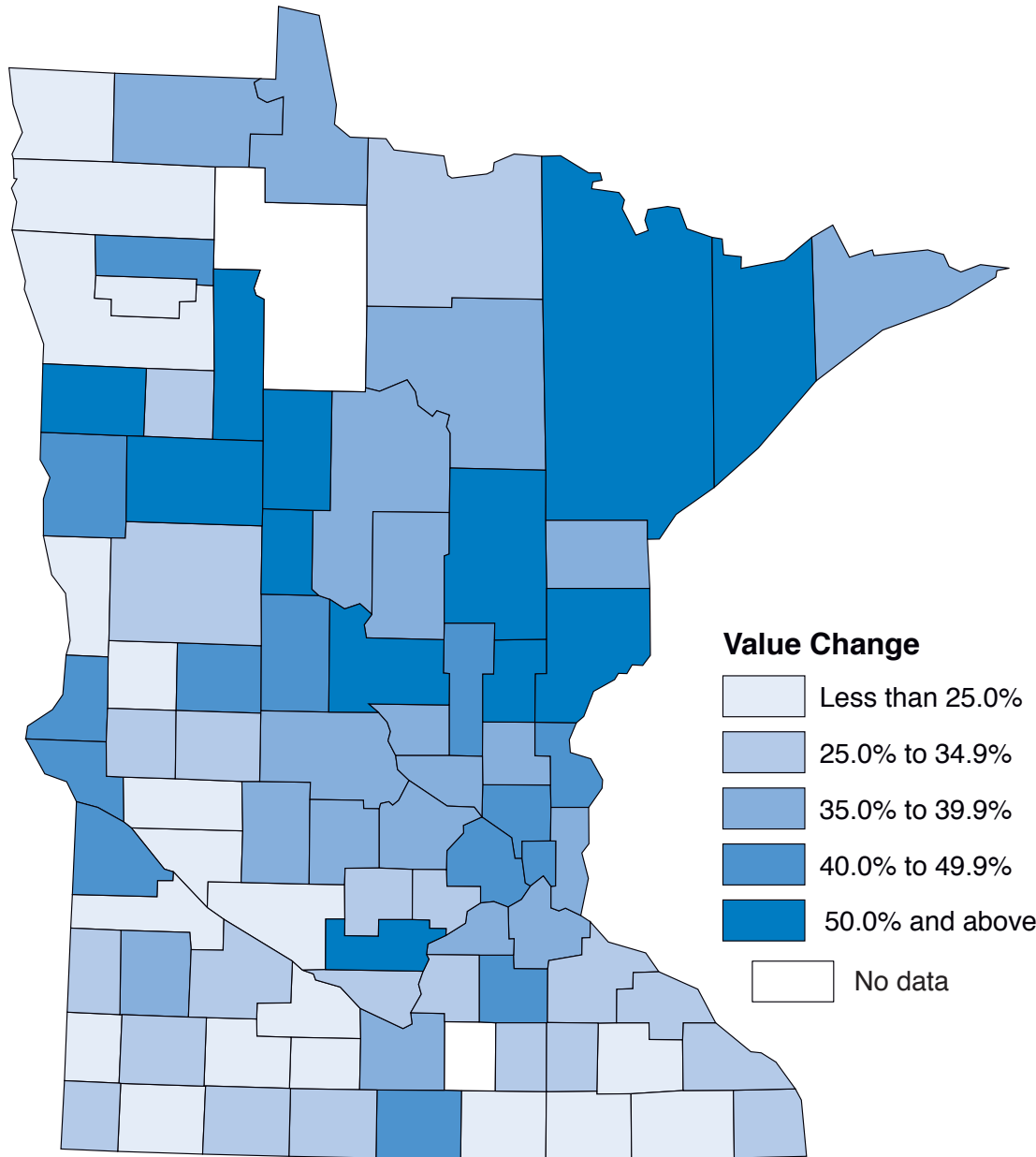


Median Home Value, 2004-2005

Median home value is derived from the median sales price of existing homes in each county. The highest home values concentrate around the Twin Cities and suburbs, but high values also spread south toward Rochester and Mankato and north into the lakes area, which are all areas of growing economic activity. This data for 2004 and 2005 reflects the boom in real estate prices in those years, as does the map showing change in home value. The median home value for Minnesota was \$169,900 in 2003 but increased to \$194,900 by 2005.



Data source: Minnesota State Demographic Center
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Change in the Median Home Price, 2001-2005

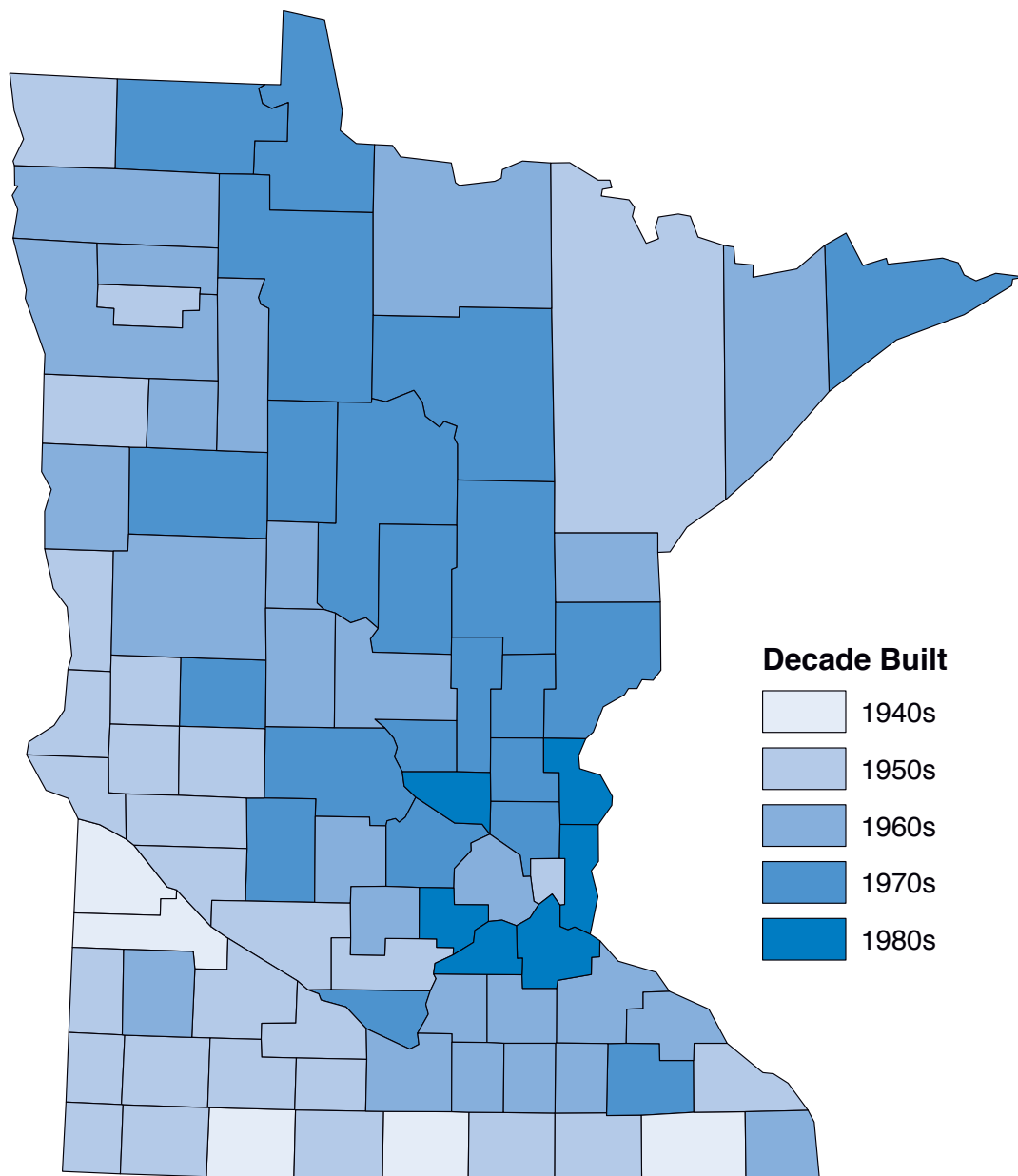
While the highest median home prices can be found in the Twin Cities metro area, the largest gains in prices between 2001 and 2005 occurred in northern counties. For Minnesota, the median home price rose 39.7% during that time period.

Price appreciation in Sibley and Rice counties could be accounted for by the recent spread of the suburbs from the Twin Cities. Also, the increase in home price in the northern counties may be another indicator of the migration of population, especially retirees, to those counties.

Data source: Minnesota State Demographic Center
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Median Year Built, 2000

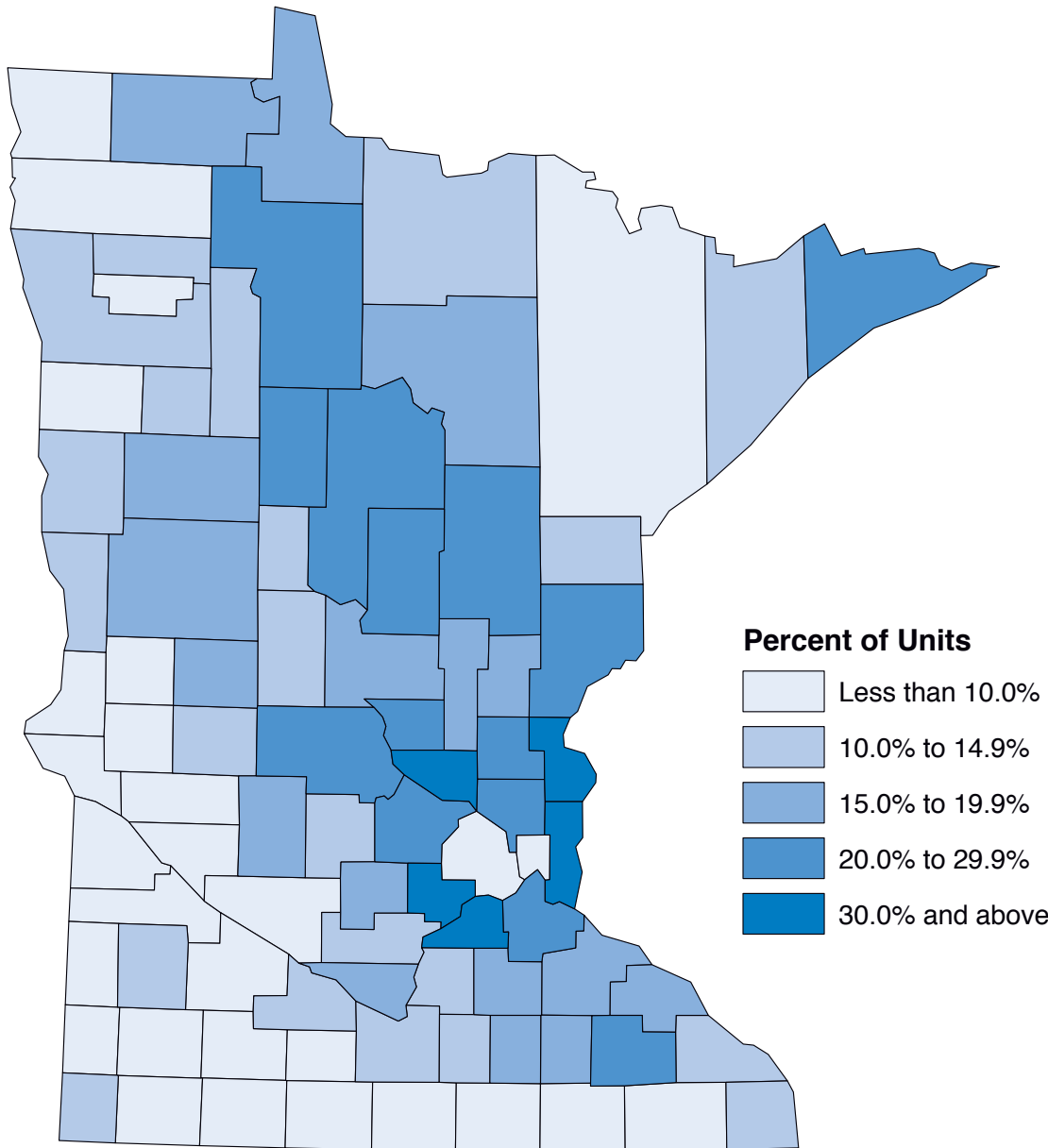
Intensive homebuilding can be seen in the Twin Cities suburban ring, where the median year built is sometime in the 1980s. Newer housing is also evident north through central Minnesota's high-amenity lakes region, where population has also been growing.



Data source: U.S. Census, 2000
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Housing Built Between 1990 and 2000

The suburban boom of the 1990s is apparent in the counties surrounding the Twin Cities metro area. In counties like Scott and Carver, nearly 40% of their housing was built between 1990 and 2000. The lakes region in north central Minnesota has also seen rapid growth in homebuilding in the last ten years.

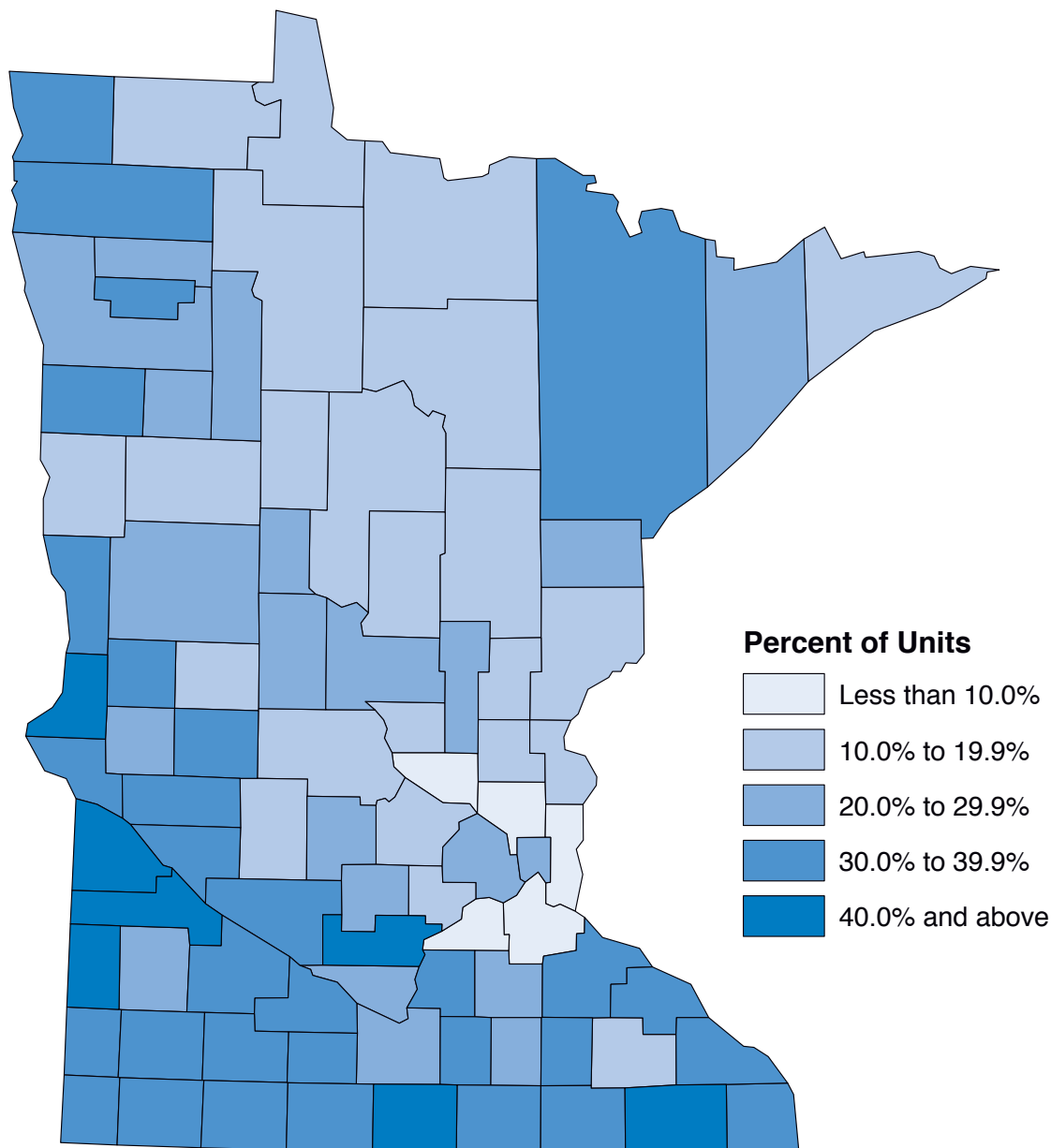


Data source: U.S. Census, 2000

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Housing Built Before 1940

Older housing predominates in counties where shrinking populations, lower incomes and slower economic activity results in less demand for new housing. The percentage of housing built before 1940 is one factor used in calculating the state's local government aid to cities and counties. In many counties in western and southwestern Minnesota, upwards of half the housing stock was built before 1940.



Data source: U.S. Census, 2000
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