

housing

Housing Units

	Mankato		North Mankato	
Total Housing Units	12,733	100.0%	5,023	100.0%
1-unit, detached	5,921	46.5%	3,113	62.0%
1-unit, attached	348	2.7%	273	5.4%
2 units	908	7.1%	248	4.9%
3 or 4 units	905	7.1%	244	4.9%
5 to 9 units	835	6.6%	186	3.7%
10 to 19 units	622	4.9%	361	7.2%
20 or more units	2,233	17.5%	250	5.0%
Mobile home	957	7.5%	348	6.9%
Boat, RV, van, etc.	4	-	-	-

Source: U.S. Bureau of the Census, 2000

Year Structure Built

	Mankato		North Mankato	
1999 to March 2000	160	1.3%	415	8.3%
1995 to 1998	567	4.5%	304	6.1%
1990 to 1994	745	5.9%	359	7.1%
1980 to 1989	1,174	9.2%	819	16.3%
1970 to 1979	2,377	18.7%	970	19.3%
1960 to 1969	2,047	16.1%	550	10.9%
1940 to 1959	2,594	20.4%	776	15.4%
1939 or earlier	3,069	24.1%	830	16.5%

Source: U.S. Bureau of the Census, 2000

Value

	Mankato		North Mankato	
Less than \$50,000	270	5.2%	55	1.8%
\$50,000 to \$99,999	2,532	48.5%	978	32.5%
\$100,000 to \$149,999	1,639	31.4%	1,128	37.5%
\$150,000 to \$199,999	484	9.3%	496	16.5%
\$200,000 to \$299,999	248	4.8%	297	9.9%
\$300,000 to \$499,999	41	0.8%	53	1.8%
\$500,000 to \$999,999	7	0.1%	2	0.1%
\$1,000,000 or more	-	-	-	-

Source: U.S. Bureau of the Census, 2000

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Home Sales 2005

Area	Number of Listings	Average price	Median Price	Average Days on Market
Mankato Central	115	\$120,637	\$124,500	96
Mankato Hilltop	312	\$187,389	\$174,950	137
North Mankato Upper	154	\$209,361	\$195,850	137
North Mankato Lower	91	\$134,179	\$139,000	92
Mankato West-Skyline	63	\$146,172	\$145,900	102
Mankato-LeHillier-Minneopa	10	\$116,646	\$109,280	114
Mankato-James Ave.-Kensington	27	\$231,067	\$205,000	122
Close-in rural Mankato	29	\$273,491	\$240,500	123

Source: Realtors Association of Southern Minnesota

Median Sales Price by County

January, 2004 to September, 2005

Blue Earth\$144,742
Brown\$95,000
Faribault\$66,500
Le Sueur\$154,504
Nicollet\$152,000
Sibley\$118,500
Watonwan\$70,500
Minnesota\$194,900

Source: State Demographic Center

Median Rents

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Overall Median
Mankato	\$725	\$503	\$645	\$700	\$1,140	\$599
North Mankato	\$1,088 (assisted living)	\$470	\$568	\$650	n/a	\$554

Source: AdMark Resources, Housing Market Demand Analysis for the Mankato Area and Blue Earth County, 2002