

2025

Olmsted County

For Sale Housing Demand

4,800+ single-family homes

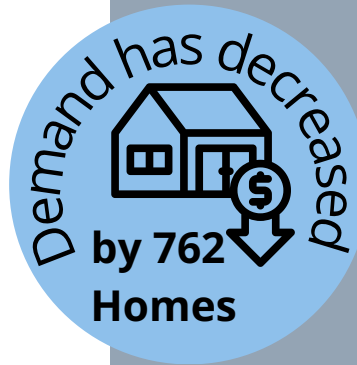
2,115+ multi-family homes

Submarket	SF Units	MF Units
Byron	394	169
Chatfield	104	26
East	253	45
North	251	28
Rochester	3,298	1,776
Rochester Fringe	310	0
Stewartville	212	71
TOTAL	4,822	2,115



Demand exists across submarkets and buyer types—ranging from families and professionals to empty-nesters and retirees.

Progress



- Increased developer interest—locally and nationally
- Creative site planning and smaller parcel infill models gaining traction

Work To Do

- 5% fewer households can afford a median-priced home today than in 2020
- Construction costs up 50% since 2020
- Most new homes listed at \$500K+, limiting access
- Limited inventory turnover, restricting move-up/move-down buyers
- Entry-level homes remain scarce
- Existing home prices up 63%
- 75% of mortgages are locked in under 5%, limiting resale supply (lock-in effect)

Without accessible price points, both first-time buyers and downsizers are being left behind.