

# WINONA COUNTY RECORDER'S OFFICE

## 2023 HIGHLIGHTS

- The limited number of homes for sale in Winona County makes home buying a challenge. Often multiple parties are trying to purchase a home with some bid offs occurring. With limited homes available, 555 sold in 2023, a significant drop from 753 in 2022.
- The price range with the most sales, 126, was \$150,000 to \$200,000. There were 57 sales over \$400,000. The most expensive sale was \$820,000 for a home in Gilmore Valley. The average price was \$257,000 up \$25,000 from a year earlier.
- 52 land sales were recorded with a new high paid for top tillable land. \$13,137 per acre was paid for 107 acres near Bethany. The average for the top 5 tillable sales was \$10,465. For 2024 top tillable land is valued at \$9,500 per acre.
- There were 10 sales of primarily timber. The range of the 10 sales per acre was \$2,339 to \$5,646. The \$5,646 per acre price was paid for 57 acres near Wilson. Timber value for 2024 is \$4,400 per acre.
- Prices paid for 6 smaller parcels under 20 acres ranged from \$5,706 to \$15,633 per acre.
- There have been 72 commercial sales including 15 apartment buildings, 12 retail establishments, 7 restaurants and 6 general office/manufacturing. Included was a new Car Wash on Frontenac Drive for \$6,304,863, the Kensington sale for \$3,700,000, the We-no-nah Canoe, Inc. for \$3,000,000, and the strip mall at Huff and Sarnia for \$1,100,000.
- During April the Canadian Pacific Railroad merged with Kansas City Southern. The combined line stretches from Canada to Mexico. Adding an additional track in some locations is being considered.
- 2024 begins with many parties looking for a home, land, or business property. Some have been trying to buy a home for 2 years or longer.