

Annual Housing Market Report – Twin Cities Metro

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 13-COUNTY TWIN CITIES REGION



BETTER AGENTS ♦ BETTER COMMUNITIES
SAINT PAUL AREA ASSOCIATION OF REALTORS®

2016

Annual Housing Market Report – Twin Cities Metro

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 13-COUNTY TWIN CITIES REGION



With a new U.S. president from a different political party taking office in 2017, few are expecting federal policies to remain as they have under prior leadership. The incoming president has a deep history in real estate development and has shown a strong interest in funding massive infrastructure projects, two points that provide intrigue for the immediate future of residential real estate.

After several years of housing market improvement, 2016, as predicted, was not a pronounced triumph but more of a measured success. Markets took a steady and mostly profitable walk from month to month. Even as supply was short and shrinking, sales and prices were often increasing.

Interest rates were expected to rise throughout 2016, but they did not. Just as happened in 2015, the Federal Reserve waited until December 2016 to make a short-term rate increase. Incremental rate hikes are again expected in 2017. An economy that shows unemployment at a nine-year low coupled with higher wages inspires confidence.

Mortgage rates are not expected to grow by more than .75 percent throughout 2017, which should keep them below 5.0 percent. If they rise above that mark, we could see rate lock, and that could cause homeowners to stay put at locked-in rates instead of trading up for higher-rate properties. Such a situation would put a damper on an already strained inventory environment.

Sales: Pending sales increased 4.7 percent to 60,018 to close out the year. Closed sales increased 6.2 percent to 59,988 during 2016.

Listings: Inventory was lower in year-over-year comparisons. There were 8,197 active listings at the end of 2016. New listings decreased by 1.1 percent to finish the year at 76,531. Low home supply is expected to continue throughout 2017.

Distressed Properties: The days of a dominating foreclosure market appear to be well behind us. In 2016, the percentage of closed sales that were either foreclosure or short sale dropped by 25.5 percent to land at 7.4 percent of the market.

Prices: Home prices rose compared to last year. The overall median sales price was up 5.5 percent to \$232,000 for the year. When inventory is low and demand is high, prices will rise. Prices should increase in most areas in 2017 but at a slower growth rate. Single Family homes were up 5.7 percent compared to last year, and Townhouse-Condo homes were up 4.6 percent. We will likely need years of improved wage growth to account for recent price gains.

List Price Received: Sellers received 97.5 percent of their original list price received at sale, a year-over-year increase of 0.9 percent. Sales prices should increase again in 2017, leading to further increases in list price received.

Millennials continue to command attention as the next wave of home buyers, yet the rate at which this massive population is entering the market has been less than stellar. This may be due to a cultural change away from settling into marriage and parenthood until later in life, high student loan debt, or even reservations about a home being a wise investment in the wake of what the last recession did to their elders. That said, some have suggested that this group is simply willing to wait longer to buy, thus skipping the entry-level purchase altogether to land in their preferred home.

At the other end of the age and price spectrum, baby boomers are expected to make up nearly one-third of all buyers in 2017. By and large, this group is not looking to invest in oversized homes, yet we could see improvement in higher price ranges as a hedge against inflation and risk. Shifting wealth away from the stock market into valuable homes may be seen as a safer bet during a transition of power and a period of pronounced change.

Table of Contents

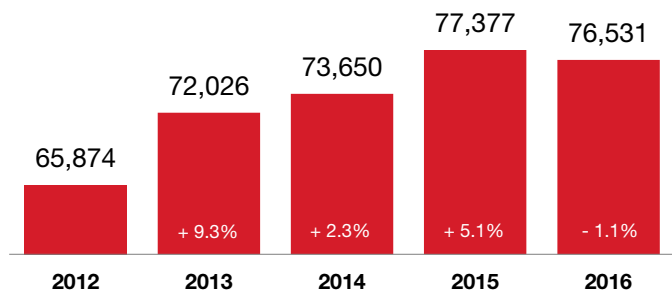
- 3** Quick Facts
- 5** Property Type Review
- 6** Distressed Homes Review
- 7** New Construction Review
- 8** Area Overviews
- 15** Area Historical Prices



Quick Facts

Rankings include geographies with 15 sales or more. County totals are not included.

New Listings



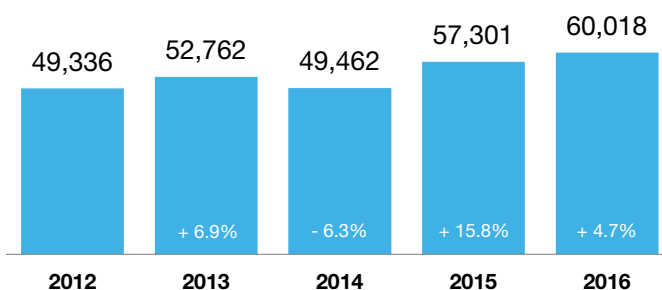
Top 5 Areas: Change in New Listings from 2015

Lake Elmo	+ 79.6%
Dayton	+ 61.0%
Anoka	+ 29.7%
Saint Michael	+ 27.7%
Lonsdale	+ 25.5%

Bottom 5 Areas: Change in New Listings from 2015

Long Lake	- 27.3%
Saint Anthony	- 27.4%
Jordan	- 30.3%
Zumbrota	- 30.5%
Hampton	- 45.0%

Pending Sales



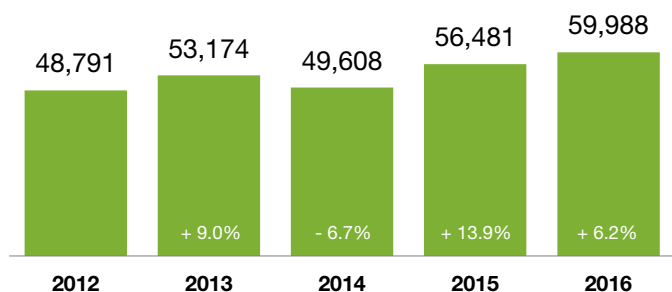
Top 5 Areas: Change in Pending Sales from 2015

Lake Elmo	+ 113.8%
Dayton	+ 56.0%
Hammond	+ 40.4%
Spring Park	+ 38.9%
Little Canada	+ 37.6%

Bottom 5 Areas: Change in Pending Sales from 2015

Saint Anthony	- 22.6%
Scandia	- 22.9%
Arden Hills	- 25.2%
Willernie	- 26.7%
Greenfield	- 28.3%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2015

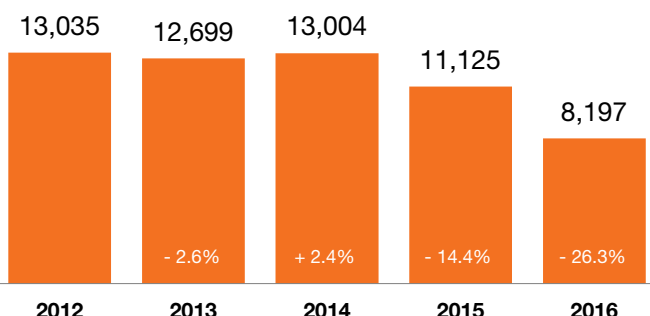
Lake Elmo	+ 117.2%
Dayton	+ 54.1%
Zumbrota	+ 44.4%
Lino Lakes	+ 34.9%
Little Canada	+ 34.5%

Bottom 5 Areas: Change in Closed Sales from 2015

Arden Hills	- 25.4%
Columbus	- 25.6%
Willernie	- 26.7%
Cokato	- 26.9%
Scandia	- 27.1%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2015

Zumbrota	+ 166.7%
Minneapolis - Phillips	+ 111.1%
Lake Elmo	+ 58.6%
Medina	+ 50.0%
Wyoming	+ 43.5%

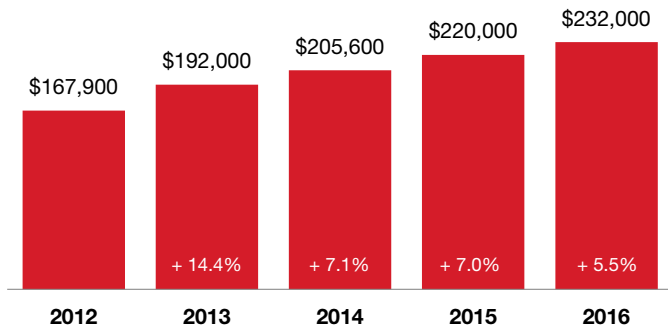
Bottom 5 Areas: Change in Homes for Sale from 2015

Arden Hills	- 50.0%
Minneapolis - Longfellow	- 50.7%
Minneapolis - Powderhorn	- 51.3%
Nowthen	- 52.9%
Lauderdale	- 72.7%

Quick Facts

Rankings include geographies with 15 sales or more. County totals are not included.

Median Sales Price



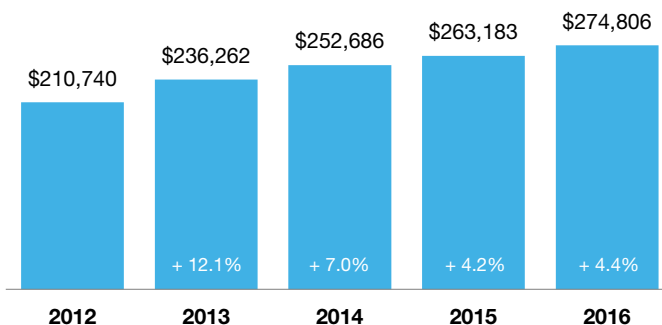
Top 5 Areas: Change in Median Sales Price from 2015

Tonka Bay	+46.4%
Osseo	+25.2%
Pine City	+22.7%
Clearwater	+20.6%
Newport	+20.5%

Bottom 5 Areas: Change in Median Sales Price from 2015

North Oaks	-6.2%
Shoreview	-6.6%
Long Lake	-8.3%
Lilydale	-11.5%
Saint Paul - Summit Hill	-11.9%

Average Sales Price



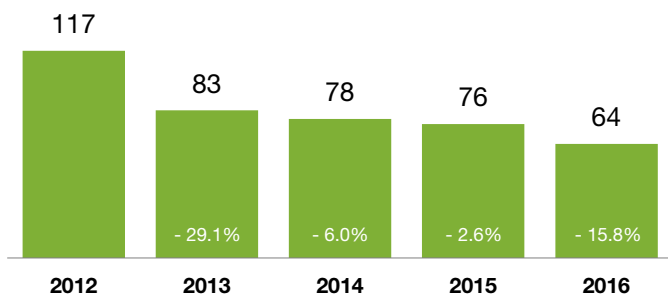
Top 5 Areas: Change in Avg. Sales Price from 2015

Zumbrota	+33.1%
Newport	+28.5%
Scandia	+27.2%
Lexington	+26.4%
Willernie	+24.5%

Bottom 5 Areas: Change in Avg. Sales Price from 2015

Lake Elmo	-10.7%
Mahtomedi	-10.9%
Excelsior	-11.0%
Deephaven	-11.6%
Long Lake	-14.5%

Cumulative Days on Market Until Sale



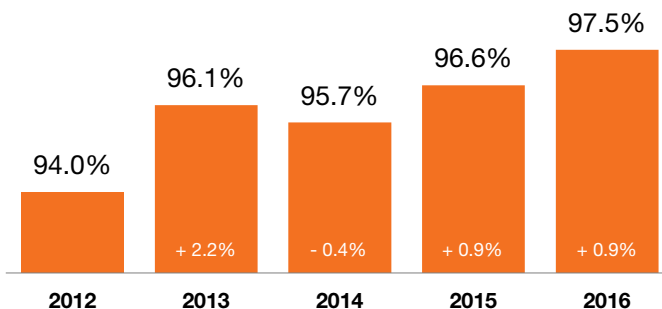
Top 5 Areas: Change in Cumulative Days on Market from 2015

Birchwood Village	+76.1%
Dayton	+22.2%
Saint Paul - Summit Hill	+18.5%
Corcoran	+13.6%
Faribault	+12.7%

Bottom 5 Areas: Change in Cumulative Days on Market from 2015

Mayer	-49.0%
Osseo	-49.4%
Lake Elmo	-49.5%
Rogers	-50.8%
Rockford	-61.4%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2015

Willernie	+9.0%
Lauderdale	+5.3%
Greenfield	+5.1%
Watertown	+3.7%
Hampton	+3.5%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2015

Hammond	-1.3%
Bayport	-1.4%
Wayzata	-1.8%
Lindstrom	-2.0%
North Oaks	-2.3%



Property Type Review

Rankings include geographies with 15 sales or more. County totals are not included.

68

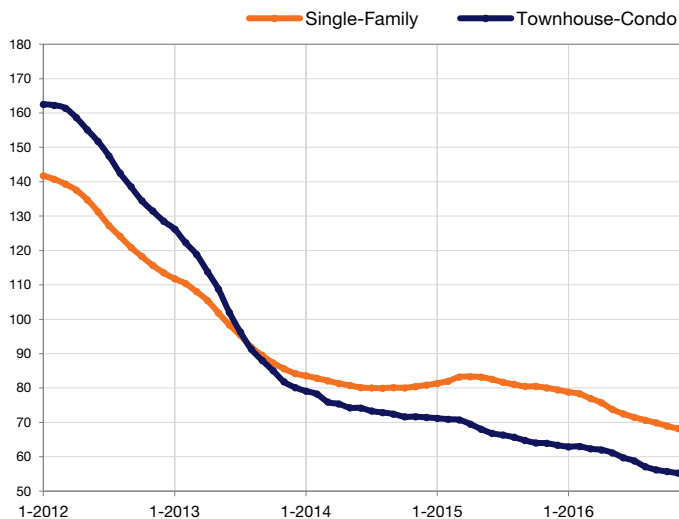
Average
Cumulative Days on Market
Single-Family Detached

55

Average
Cumulative Days on Market
Townhouse-Condo Attached

Cumulative Days on Market Until Sale

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



Top Areas: Townhouse-Condo Attached Market Share in 2016

Area	Market Share
Twin Cities Region	24.1%
Saint Paul - Downtown	100.0%
Minneapolis - Central	99.6%
Lilydale	94.1%
Minneapolis - University	72.1%
Vadnais Heights	51.4%
Hugo	49.0%
Saint Paul - Summit-University	48.9%
Minneapolis - Calhoun-Isle	48.1%
Apple Valley	47.8%
Minneapolis - Phillips	46.4%
Saint Paul - St. Anthony Park	45.3%
Inver Grove Heights	44.7%
Burnsville	42.7%
Woodbury	41.5%
Little Canada	41.3%
Hopkins	40.6%
Eden Prairie	40.6%
Maple Grove	40.0%
Oak Park Heights	39.7%
Eagan	39.0%
Saint Anthony	39.0%
Shoreview	38.2%
Shakopee	38.1%
Circle Pines	37.8%
Saint Paul - Summit Hill	37.4%

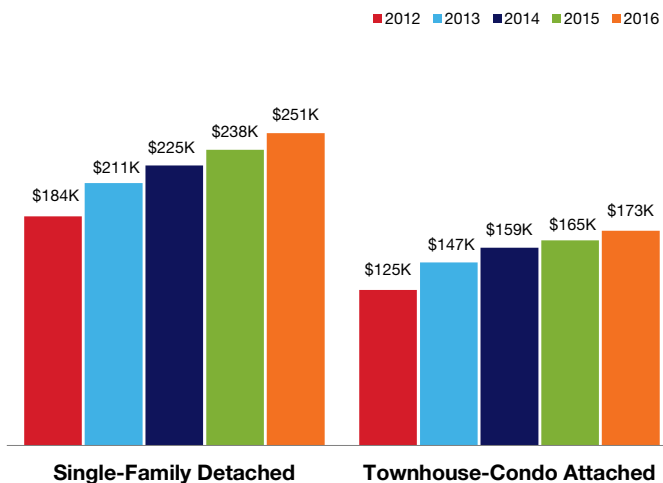
+ 5.7%

One-Year Change in Price
Single-Family Detached

+ 4.6%

One-Year Change in Price
Townhouse-Condo Attached

Median Sales Price



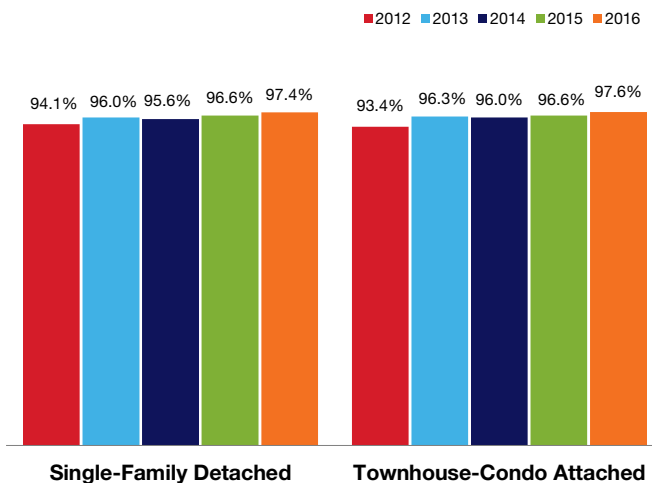
97.4%

Pct. of Orig. Price Received
Single-Family Detached

97.6%

Pct. of Orig. Price Received
Townhouse-Condo Attached

Percent of Original List Price Received





Distressed Homes Review

Rankings include geographies with 15 sales or more. County totals are not included.

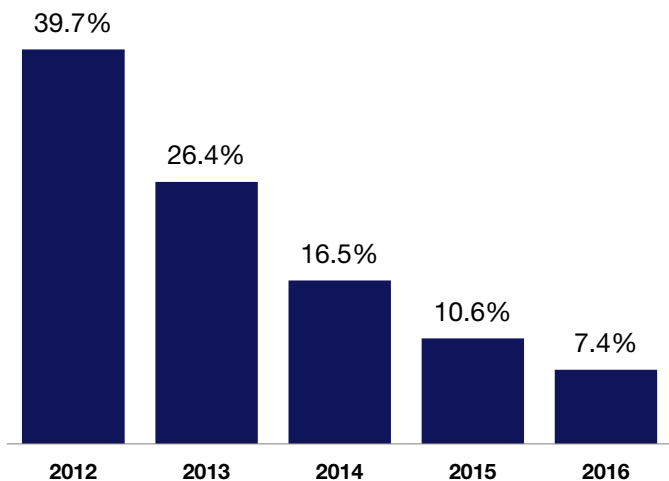
7.4%

Percent of Closed Sales in 2016 That Were Distressed

- 25.5%

One-Year Change in Sales of Distressed Properties

Percent of Sales That Were Distressed



Top Areas: Distressed Market Share in 2016

Area	Market Share
Twin Cities Region	7.4%
Rush City	23.2%
Minneapolis - Camden	19.4%
Saint Paul - Dayton's Bluff	18.5%
Brooklyn Center	18.4%
Clear Lake	18.1%
Stacy	17.5%
Saint Francis	17.3%
Long Lake	17.2%
Osseo	17.2%
Saint Paul - North End	16.9%
Lindstrom	16.7%
Minneapolis - Phillips	16.5%
Saint Paul - Payne-Phalen	16.1%
Mora	15.5%
Saint Paul Park	15.4%
Saint Paul - Greater East Side	14.9%
Saint Paul - West Seventh	14.1%
Saint Paul - West Side	13.9%
Minneapolis - Near North	13.8%
Columbus	13.8%
Anoka	13.7%
Saint Paul - Battle Creek / Highwood	13.5%
Spring Lake Park	13.3%
South Saint Paul	13.1%
Saint Paul - Hamline-Midway	12.8%

+ 20.8%

Three-Year Change in Price All Properties

+ 8.6%

Three-Year Change in Price Traditional Properties

+ 21.4%

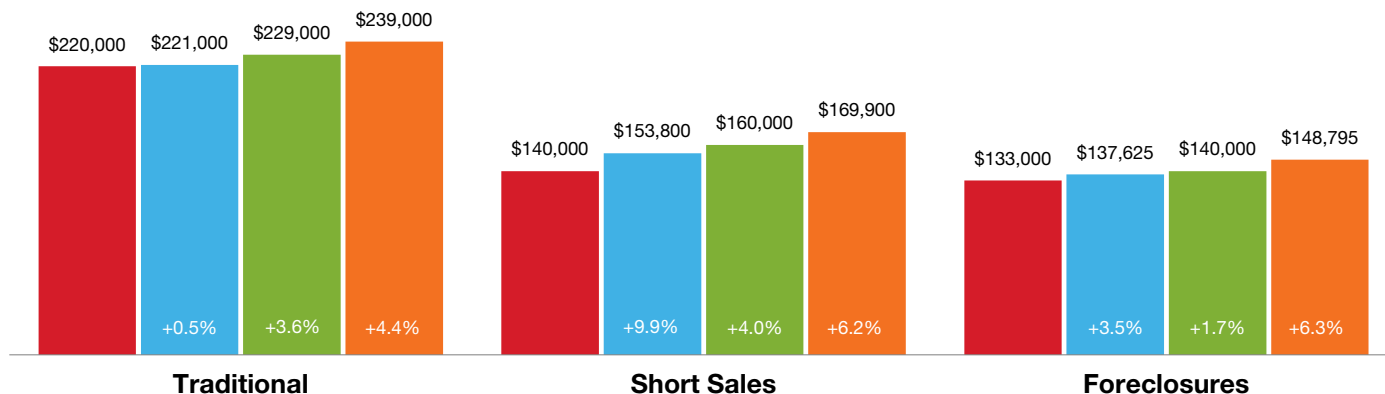
Three-Year Change in Price Short Sales

+ 11.9%

Three-Year Change in Price Foreclosures

Median Sales Price

■ 2013 ■ 2014 ■ 2015 ■ 2016



New Construction Review

Rankings include geographies with 15 sales or more. County totals are not included.

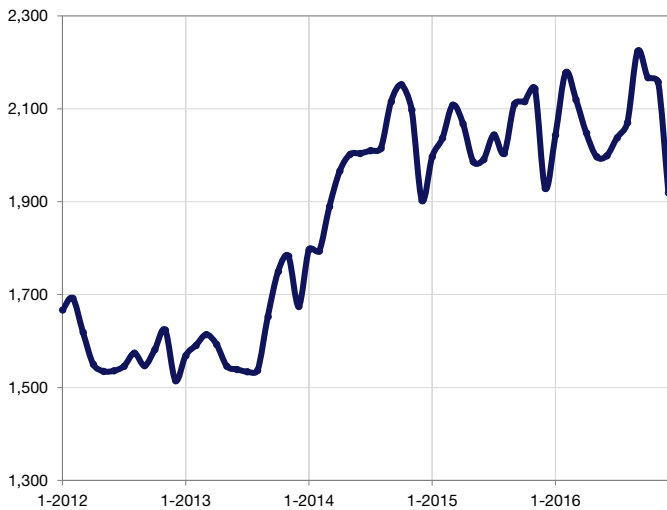
Sep '16

305

Peak of
New Construction Inventory

Drop in New Construction
Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2016

Twin Cities Region	6.8%
Lake Elmo	55.6%
Dayton	43.9%
Minnetrista	39.1%
Hanover	34.6%
Otsego	30.5%
North Oaks	30.2%
Carver	26.2%
Delano	25.7%
Mayer	24.7%
Corcoran	24.6%
Chisago	24.6%
Medina	23.4%
Oak Grove	23.0%
Victoria	21.6%
Cologne	18.0%
North Branch	17.9%
Lakeville	17.9%
Isanti	17.7%
Waconia	17.5%
Zumbrota	15.4%
Ham Lake	14.8%
Lino Lakes	14.8%
Zimmerman	14.2%
Blaine	13.9%
Chaska	13.7%

5.4

1.4

Year-End Months Supply
New Construction

Year-End Months Supply
Previously Owned

99.7%

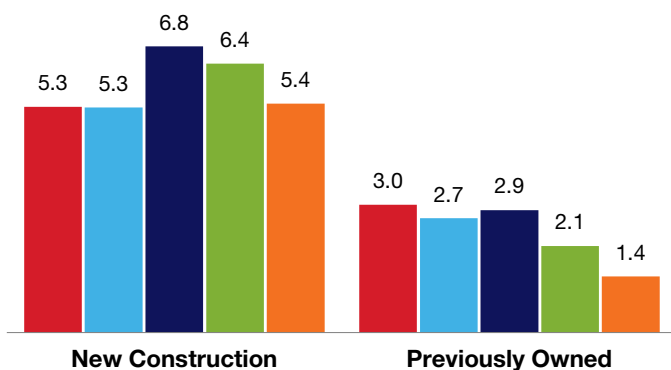
97.3%

Pct. of Orig. Price Received
New Construction

Pct. of Orig. Price Received
Previously Owned

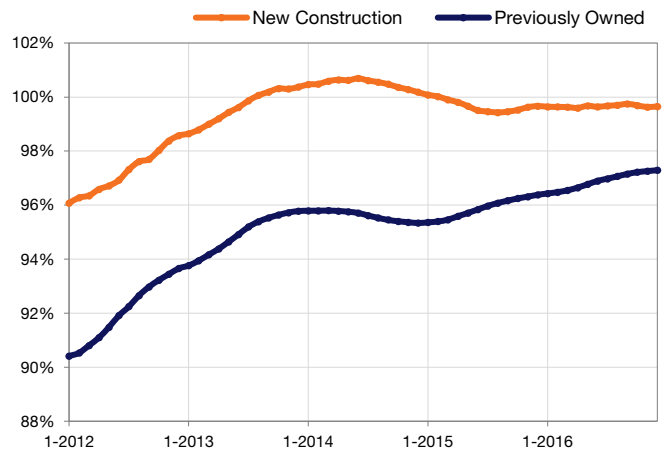
Months Supply of Inventory

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



Percent of Original List Price Received

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



2016 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2015	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Twin Cities Region	59,988	+ 6.2%	6.8%	24.1%	7.4%	64	97.5%
Afton	42	+ 13.5%	4.8%	0.0%	2.4%	194	92.8%
Albertville	144	- 19.6%	1.4%	16.0%	12.5%	56	97.9%
Andover	566	+ 11.2%	11.5%	7.6%	9.5%	52	97.7%
Annandale	123	- 5.4%	1.6%	3.3%	7.3%	104	95.5%
Anoka	284	+ 33.3%	9.2%	13.0%	13.7%	54	97.9%
Apple Valley	1,137	+ 16.1%	4.9%	47.8%	6.9%	50	98.2%
Arden Hills	91	- 25.4%	6.6%	16.5%	4.4%	58	96.7%
Bayport	33	- 10.8%	0.0%	12.1%	3.0%	104	94.4%
Becker	165	- 1.2%	6.7%	5.5%	9.1%	75	97.5%
Belle Plaine	180	+ 4.0%	6.1%	3.3%	8.3%	81	98.1%
Bethel	13	+ 116.7%	0.0%	0.0%	23.1%	63	97.2%
Big Lake	414	+ 10.4%	13.5%	4.6%	9.2%	59	98.5%
Birchwood Village	9	- 18.2%	0.0%	0.0%	22.2%	170	97.7%
Blaine	1,342	+ 4.0%	13.9%	32.3%	7.7%	56	98.4%
Bloomington	1,294	- 0.5%	0.5%	27.6%	6.0%	52	97.9%
Bloomington – East	415	- 0.2%	0.5%	19.0%	7.2%	43	98.8%
Bloomington – West	878	- 0.8%	0.5%	31.7%	5.4%	57	97.5%
Brainerd MSA	1,987	+ 4.5%	1.8%	5.4%	9.2%	160	92.6%
Brooklyn Center	515	+ 12.4%	0.2%	10.3%	18.4%	47	98.3%
Brooklyn Park	1,378	+ 11.0%	6.2%	23.7%	10.7%	51	98.5%
Buffalo	370	+ 14.9%	7.3%	10.8%	6.8%	66	97.3%
Burnsville	1,040	+ 5.7%	3.3%	42.7%	7.8%	61	97.7%
Cambridge	273	+ 0.4%	8.8%	10.6%	10.3%	61	96.7%
Cannon Falls	96	- 4.0%	1.0%	10.4%	6.3%	105	94.1%
Carver	145	+ 18.9%	26.2%	35.9%	2.8%	58	98.7%
Centerville	67	- 5.6%	11.9%	26.9%	3.0%	58	97.4%
Champlin	418	+ 7.2%	7.4%	24.6%	6.2%	48	98.8%
Chanhassen	521	- 5.3%	7.5%	36.5%	4.6%	75	97.3%
Chaska	525	+ 7.1%	13.7%	33.9%	6.5%	68	98.0%
Chisago	130	+ 4.8%	24.6%	10.8%	10.0%	72	97.0%
Circle Pines	119	+ 12.3%	0.0%	37.8%	10.1%	51	98.7%
Clear Lake	105	- 2.8%	1.0%	1.0%	18.1%	104	94.0%
Clearwater	79	+ 14.5%	0.0%	8.9%	12.7%	73	97.3%
Coates	0	--	0.0%	0.0%	0.0%	0	0.0%
Cokato	57	- 26.9%	0.0%	0.0%	8.8%	113	95.1%
Cologne	50	+ 2.0%	18.0%	2.0%	6.0%	76	97.0%
Columbia Heights	381	+ 21.7%	2.6%	16.0%	11.0%	53	98.3%
Columbus	29	- 25.6%	3.4%	0.0%	13.8%	60	98.2%
Coon Rapids	1,164	+ 11.5%	1.2%	29.7%	11.7%	46	98.3%
Corcoran	69	+ 11.3%	24.6%	0.0%	5.8%	88	96.1%
Cottage Grove	678	+ 7.4%	9.7%	15.0%	10.3%	51	98.0%
Crystal	496	+ 7.4%	1.8%	4.6%	10.5%	46	98.5%
Dayton	114	+ 54.1%	43.9%	9.6%	6.1%	81	97.0%

2016 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2015	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Deephaven	67	+ 6.3%	1.5%	1.5%	4.5%	118	93.7%
Delano	136	- 8.7%	25.7%	11.8%	1.5%	77	96.4%
Dellwood	17	+ 21.4%	0.0%	0.0%	11.8%	176	92.0%
Eagan	1,066	+ 3.9%	4.8%	39.0%	6.1%	52	97.8%
East Bethel	179	+ 7.2%	6.1%	0.0%	12.3%	75	98.0%
Eden Prairie	1,173	+ 6.1%	3.5%	40.6%	4.7%	74	96.9%
Edina	1,004	0.0%	6.4%	29.2%	1.7%	89	95.6%
Elk River	499	- 9.8%	12.4%	24.4%	7.4%	60	98.1%
Elko New Market	101	- 4.7%	11.9%	7.9%	6.9%	89	98.3%
Excelsior	27	- 3.6%	3.7%	22.2%	11.1%	98	94.9%
Falcon Heights	60	+ 7.1%	0.0%	15.0%	3.3%	79	95.8%
Faribault	354	- 9.5%	2.5%	7.9%	8.8%	92	95.8%
Farmington	601	+ 1.7%	6.7%	29.0%	7.5%	51	98.2%
Forest Lake	399	- 3.2%	7.3%	25.8%	8.3%	82	96.2%
Fridley	379	+ 5.0%	1.1%	16.6%	10.3%	48	98.3%
Gem Lake	3	- 57.1%	0.0%	0.0%	33.3%	53	98.1%
Golden Valley	456	+ 9.4%	1.1%	16.2%	5.3%	71	97.0%
Grant	41	+ 5.1%	0.0%	0.0%	4.9%	127	95.6%
Greenfield	35	- 20.5%	8.6%	17.1%	2.9%	100	98.3%
Greenwood	8	- 42.9%	0.0%	0.0%	0.0%	115	93.1%
Ham Lake	216	+ 6.9%	14.8%	6.9%	8.3%	70	97.3%
Hamburg	11	+ 10.0%	0.0%	0.0%	9.1%	94	94.0%
Hammond	77	+ 30.5%	3.9%	0.0%	5.2%	102	97.0%
Hampton	20	- 13.0%	0.0%	0.0%	5.0%	83	97.7%
Hanover	81	+ 15.7%	34.6%	0.0%	8.6%	52	99.3%
Hastings	404	- 7.3%	1.7%	33.9%	9.2%	65	96.6%
Hilltop	1	-100%	0.0%	100.0%	100.0%	99	93.3%
Hopkins	271	+ 14.8%	0.7%	40.6%	7.7%	51	98.0%
Hudson	592	+ 6.3%	7.4%	21.8%	3.4%	96	97.3%
Hugo	386	+ 18.0%	11.7%	49.0%	7.8%	62	97.9%
Hutchinson	315	- 6.8%	4.8%	9.2%	7.3%	76	96.7%
Independence	51	+ 10.9%	2.0%	0.0%	3.9%	167	96.3%
Inver Grove Heights	503	+ 1.2%	8.2%	44.7%	6.2%	55	97.9%
Isanti	271	+ 16.8%	17.7%	10.0%	9.6%	56	98.1%
Jordan	115	- 5.0%	6.1%	8.7%	5.2%	81	97.1%
Lake Elmo	189	+ 117.2%	55.6%	34.9%	1.1%	69	96.9%
Lake Minnetonka Area	1,100	+ 7.7%	11.5%	14.3%	5.8%	117	94.6%
Lake St. Croix Beach	16	- 20.0%	0.0%	12.5%	12.5%	94	94.9%
Lakeland	28	- 20.0%	0.0%	3.6%	3.6%	114	97.1%
Lakeland Shores	3	+ 200.0%	0.0%	0.0%	0.0%	196	98.1%
Lakeville	1,348	+ 16.5%	17.9%	23.2%	5.0%	60	97.9%
Lauderdale	27	- 18.2%	0.0%	29.6%	7.4%	39	97.6%
Lexington	20	+ 11.1%	5.0%	0.0%	0.0%	50	96.0%
Lilydale	17	0.0%	0.0%	94.1%	0.0%	102	96.0%

2016 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2015	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Lindstrom	138	+ 0.7%	13.0%	13.8%	16.7%	93	95.5%
Lino Lakes	379	+ 34.9%	14.8%	17.2%	7.9%	69	98.0%
Little Canada	160	+ 34.5%	6.9%	41.3%	9.4%	79	96.3%
Long Lake	29	+ 16.0%	0.0%	27.6%	17.2%	77	93.2%
Lonsdale	129	+ 18.3%	7.0%	3.1%	10.1%	56	96.9%
Loretto	18	+ 80.0%	0.0%	16.7%	5.6%	56	96.8%
Mahtomedi	118	- 15.1%	4.2%	17.8%	1.7%	71	95.9%
Maple Grove	1,462	+ 5.3%	3.1%	40.0%	5.1%	61	97.4%
Maple Lake	97	+ 5.4%	7.2%	0.0%	12.4%	100	94.0%
Maple Plain	27	+ 28.6%	0.0%	0.0%	11.1%	75	94.4%
Maplewood	602	+ 10.9%	1.0%	27.1%	9.8%	62	96.7%
Marine on St. Croix	22	+ 15.8%	0.0%	4.5%	9.1%	253	92.4%
Mayer	81	+ 12.5%	24.7%	1.2%	4.9%	51	98.2%
Medicine Lake	2	- 66.7%	0.0%	0.0%	0.0%	69	94.0%
Medina	128	+ 8.5%	23.4%	21.1%	3.9%	119	95.9%
Mendota	1	-100%	0.0%	0.0%	0.0%	19	96.5%
Mendota Heights	202	+ 7.4%	9.9%	26.2%	3.5%	74	97.0%
Miesville	4	--	0.0%	0.0%	0.0%	49	97.5%
Minneapolis - (Citywide)	5,709	+ 0.5%	2.8%	25.3%	7.5%	54	97.8%
Minneapolis - Calhoun-Isle	468	- 3.9%	0.9%	48.1%	3.4%	85	95.8%
Minneapolis - Camden	656	+ 11.9%	2.0%	1.8%	19.4%	62	96.4%
Minneapolis - Central	683	+ 9.3%	7.3%	99.6%	3.4%	52	97.7%
Minneapolis - Longfellow	385	- 11.1%	3.6%	2.3%	8.3%	40	99.2%
Minneapolis - Near North	325	+ 0.6%	2.8%	9.8%	13.8%	59	96.3%
Minneapolis - Nokomis	819	- 3.3%	1.3%	3.7%	5.4%	42	99.0%
Minneapolis - Northeast	559	+ 14.1%	1.3%	6.6%	7.0%	38	99.8%
Minneapolis - Phillips	97	+ 22.8%	4.1%	46.4%	16.5%	65	97.6%
Minneapolis - Powderhorn	598	+ 3.6%	1.8%	23.2%	9.0%	40	98.2%
Minneapolis - Southwest	905	- 10.5%	3.8%	7.6%	2.8%	58	97.6%
Minneapolis - University	215	+ 5.4%	0.5%	72.1%	3.3%	84	96.0%
Minnetonka	1,017	+ 14.5%	2.1%	35.8%	4.0%	78	96.5%
Minnetonka Beach	15	+ 25.0%	0.0%	0.0%	0.0%	130	88.6%
Minnetrista	192	+ 12.9%	39.1%	12.0%	2.6%	137	96.5%
Monticello	344	+ 23.7%	10.8%	15.7%	7.0%	55	97.8%
Montrose	112	+ 28.7%	8.0%	9.8%	5.4%	55	98.3%
Mora	142	+ 23.5%	0.7%	0.7%	15.5%	104	92.6%
Mound	269	+ 13.0%	3.0%	14.9%	8.6%	96	94.8%
Mounds View	152	+ 13.4%	4.6%	14.5%	11.2%	49	98.0%
New Brighton	304	+ 7.0%	9.5%	27.3%	6.6%	52	96.9%
New Germany	19	+ 72.7%	21.1%	0.0%	15.8%	93	97.3%
New Hope	317	+ 7.5%	6.3%	14.5%	7.9%	48	98.5%
New Prague	185	- 7.5%	11.9%	10.8%	8.6%	72	97.6%
New Richmond	292	+ 18.2%	11.6%	10.6%	5.5%	112	96.5%
New Trier	0	--	0.0%	0.0%	0.0%	0	0.0%

2016 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2015	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Newport	42	0.0%	2.4%	9.5%	7.1%	56	96.8%
North Branch	268	+ 6.3%	17.9%	4.5%	11.9%	56	98.0%
North Oaks	106	- 8.6%	30.2%	7.5%	0.0%	158	94.5%
North Saint Paul	195	- 3.9%	1.0%	7.2%	10.8%	54	97.6%
Northfield	311	+ 6.1%	4.2%	23.5%	5.5%	80	96.4%
Norwood Young America	92	+ 17.9%	5.4%	10.9%	9.8%	61	97.4%
Nowthen	46	+ 2.2%	4.3%	0.0%	4.3%	85	97.0%
Oak Grove	122	- 3.2%	23.0%	0.8%	8.2%	85	98.3%
Oak Park Heights	58	- 4.9%	0.0%	39.7%	5.2%	102	95.6%
Oakdale	553	+ 19.2%	0.7%	36.7%	9.6%	48	98.0%
Orono	175	- 9.3%	13.7%	7.4%	7.4%	128	94.0%
Osseo	29	+ 16.0%	0.0%	3.4%	17.2%	47	98.2%
Otsego	515	+ 9.6%	30.5%	30.7%	3.9%	50	98.5%
Pine City	154	+ 28.3%	5.2%	0.6%	11.7%	103	93.7%
Pine Springs	4	- 42.9%	0.0%	0.0%	0.0%	90	90.7%
Plymouth	1,509	+ 7.6%	13.5%	34.5%	4.4%	69	97.2%
Princeton	232	- 5.7%	5.2%	4.7%	5.6%	91	96.5%
Prior Lake	639	+ 3.2%	10.0%	28.2%	6.1%	73	97.1%
Ramsey	515	+ 0.6%	10.7%	24.5%	9.7%	55	98.2%
Randolph	7	- 22.2%	0.0%	0.0%	28.6%	82	92.0%
Red Wing	306	+ 11.3%	1.6%	14.7%	3.9%	87	95.5%
Richfield	624	+ 11.4%	0.2%	9.8%	4.2%	40	98.8%
River Falls	297	+ 15.6%	5.4%	17.2%	7.1%	119	97.0%
Robbinsdale	332	+ 2.8%	1.5%	8.7%	10.5%	58	97.7%
Rockford	58	- 19.4%	0.0%	10.3%	1.7%	51	98.2%
Rogers	212	+ 0.5%	11.3%	21.2%	3.8%	58	97.6%
Rosemount	510	+ 6.3%	11.8%	34.3%	2.7%	56	98.0%
Roseville	516	+ 6.6%	1.9%	26.6%	6.4%	63	96.9%
Rush City	69	+ 4.5%	1.4%	10.1%	23.2%	60	97.5%
Saint Anthony	118	- 23.4%	0.8%	39.0%	2.5%	60	95.9%
Saint Bonifacius	51	+ 30.8%	3.9%	23.5%	7.8%	73	97.5%
Saint Cloud MSA	2,638	+ 9.4%	4.4%	3.8%	7.4%	103	95.3%
Saint Francis	156	- 2.5%	12.2%	12.8%	17.3%	63	99.1%
Saint Louis Park	1,007	+ 4.5%	1.7%	25.9%	3.8%	48	97.6%
Saint Mary's Point	5	- 28.6%	0.0%	0.0%	20.0%	92	99.7%
Saint Michael	357	+ 20.6%	12.3%	21.3%	9.2%	65	96.7%
Saint Paul	3,902	+ 5.8%	1.2%	14.0%	10.8%	63	97.1%
Saint Paul - Battle Creek / Highwood	251	- 6.0%	0.0%	6.4%	13.5%	57	98.0%
Saint Paul - Como Park	264	+ 3.9%	0.4%	3.0%	9.1%	42	98.0%
Saint Paul - Dayton's Bluff	200	+ 5.3%	0.5%	1.5%	18.5%	71	95.2%
Saint Paul - Downtown	177	+ 9.3%	0.0%	100.0%	2.8%	89	96.8%
Saint Paul - Greater East Side	450	+ 11.9%	1.3%	2.9%	14.9%	51	98.4%
Saint Paul - Hamline-Midway	179	+ 12.6%	0.0%	0.0%	12.8%	43	98.2%
Saint Paul - Highland Park	392	+ 16.0%	1.5%	14.0%	4.1%	66	97.8%

2016 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2015	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Saint Paul - Lexington-Hamline	175	- 5.4%	0.0%	5.1%	6.9%	76	96.1%
Saint Paul - Macalester-Groveland	371	+ 4.8%	3.2%	10.0%	4.9%	58	97.8%
Saint Paul - North End / South Como	249	+ 17.5%	1.2%	6.0%	16.9%	62	97.6%
Saint Paul - Payne-Phalen	366	+ 6.1%	1.6%	2.2%	16.1%	64	96.4%
Saint Paul - St. Anthony Park	75	- 14.8%	0.0%	45.3%	8.0%	76	95.9%
Saint Paul - Summit Hill	91	- 12.5%	1.1%	37.4%	1.1%	103	94.7%
Saint Paul - Summit-University	188	+ 7.4%	2.1%	48.9%	7.4%	81	96.2%
Saint Paul - Thomas-Dale	134	+ 27.6%	2.2%	1.5%	12.7%	67	95.1%
Saint Paul - West Seventh	163	+ 7.2%	0.0%	21.5%	14.1%	54	96.8%
Saint Paul - West Side	173	- 11.3%	1.2%	4.6%	13.9%	60	96.7%
Saint Paul Park	91	+ 13.8%	4.4%	11.0%	15.4%	50	97.7%
Savage	645	+ 10.3%	7.0%	25.6%	4.3%	53	98.6%
Scandia	35	- 27.1%	0.0%	0.0%	5.7%	183	94.1%
Shakopee	817	+ 5.8%	3.5%	38.1%	8.2%	59	97.7%
Shoreview	469	- 2.7%	1.5%	38.2%	6.2%	53	97.1%
Shorewood	133	+ 15.7%	2.3%	13.5%	3.8%	124	93.7%
Somerset	112	+ 23.1%	13.4%	5.4%	9.8%	87	96.8%
South Haven	50	- 12.3%	0.0%	2.0%	6.0%	186	91.5%
South Saint Paul	336	+ 4.7%	0.3%	4.8%	13.1%	51	97.9%
Spring Lake Park	90	+ 7.1%	0.0%	16.7%	13.3%	37	99.8%
Spring Park	23	+ 21.1%	0.0%	34.8%	8.7%	93	94.9%
Stacy	63	0.0%	3.2%	7.9%	17.5%	80	98.6%
Stillwater	402	- 1.2%	5.7%	25.4%	6.5%	86	96.5%
Sunfish Lake	3	- 57.1%	0.0%	0.0%	33.3%	151	94.9%
Tonka Bay	28	- 9.7%	0.0%	7.1%	3.6%	159	95.1%
Vadnais Heights	212	+ 1.0%	6.1%	51.4%	6.6%	57	98.0%
Vermillion	3	--	0.0%	0.0%	0.0%	34	99.9%
Victoria	208	+ 1.0%	21.6%	15.9%	4.3%	111	97.0%
Waconia	297	+ 8.0%	17.5%	24.2%	2.7%	64	97.9%
Watertown	98	+ 19.5%	7.1%	7.1%	4.1%	85	98.1%
Wayzata	100	+ 7.5%	12.0%	32.0%	1.0%	137	92.5%
West Saint Paul	288	- 12.2%	3.1%	19.1%	8.0%	62	97.3%
White Bear Lake	397	+ 0.3%	1.0%	20.9%	5.5%	50	97.9%
Willernie	11	- 26.7%	0.0%	0.0%	0.0%	64	97.9%
Woodbury	1,539	+ 11.7%	11.3%	41.5%	4.8%	57	97.9%
Woodland	10	+ 11.1%	10.0%	0.0%	20.0%	114	96.3%
Wyoming	129	+ 19.4%	3.1%	9.3%	11.6%	70	97.4%
Zimmerman	325	+ 9.1%	14.2%	9.2%	9.8%	67	97.2%
Zumbrota	26	+ 44.4%	15.4%	3.8%	0.0%	98	97.0%

Area Overview – Counties



	Total Closed Sales	Change from 2015	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	6,147	+ 9.2%	8.6%	20.9%	9.9%	56	98.2%
Carver County	2,072	+ 5.3%	14.0%	26.2%	5.0%	73	97.6%
Chisago County	1,043	+ 5.5%	11.2%	7.1%	12.7%	73	96.8%
Dakota County	7,548	+ 6.2%	7.5%	34.2%	6.7%	56	97.8%
Goodhue County	535	+ 5.1%	2.4%	10.7%	5.0%	101	95.1%
Hennepin County	20,879	+ 4.9%	4.6%	25.9%	6.5%	63	97.4%
Isanti County	763	+ 8.4%	10.7%	7.5%	11.5%	67	97.1%
Kanabec County	264	+ 13.3%	0.4%	0.4%	15.2%	107	93.2%
Mille Lacs County	475	+ 9.7%	2.1%	6.1%	8.4%	130	94.0%
Ramsey County	7,424	+ 4.3%	2.4%	20.7%	9.1%	62	97.1%
Rice County	883	+ 2.7%	3.5%	11.9%	7.7%	81	96.5%
Scott County	2,728	+ 5.3%	6.7%	25.2%	7.0%	69	97.8%
Sherburne County	1,826	+ 3.3%	10.6%	10.9%	8.7%	69	97.3%
St. Croix County	1,562	+ 10.9%	8.2%	13.1%	5.3%	102	96.8%
Washington County	4,832	+ 9.9%	9.6%	30.4%	7.0%	68	97.3%
Wright County	2,664	+ 8.5%	13.7%	15.0%	6.8%	68	97.2%

Area Overview – Western WI School Districts



	Total Closed Sales	Change from 2015	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Amery, WI – School District 119	171	+ 26.7%	1.2%	3.5%	9.4%	170	94.1%
Baldwin-Woodville, WI – School District 231	113	- 14.4%	0.9%	4.4%	5.3%	92	96.3%
Clayton, WI – School District 1120	17	0.0%	0.0%	0.0%	23.5%	154	94.4%
Clear Lake, WI – School District 1127	34	+ 9.7%	0.0%	0.0%	26.5%	94	93.8%
Cumberland, WI – School District 1260	74	- 8.6%	1.4%	2.7%	1.4%	143	93.2%
Ellsworth, WI – School District 1659	150	+ 20.0%	3.3%	2.0%	6.7%	153	94.0%
Elmwood, WI – School District 1666	16	- 11.1%	0.0%	0.0%	18.8%	181	91.2%
Frederic, WI – School District 1939	50	+ 22.0%	0.0%	0.0%	14.0%	201	90.4%
Glenwood City, WI – School District 2198	29	+ 20.8%	0.0%	0.0%	27.6%	134	91.0%
Grantsburg, WI – School District 2233	75	+ 5.6%	1.3%	0.0%	6.7%	168	93.1%
Hudson, WI – School District 2611	601	+ 5.6%	7.7%	21.5%	3.8%	94	97.5%
Luck, WI – School District 3213	62	- 7.5%	0.0%	0.0%	12.9%	171	90.5%
New Richmond, WI – School District 3962	334	+ 17.2%	12.0%	9.9%	5.4%	115	96.2%
Osceola, WI – School District 4165	129	- 14.6%	6.2%	3.1%	4.7%	112	96.6%
Pepin, WI – School District 4270	27	- 6.9%	0.0%	11.1%	3.7%	201	91.3%
Plum City, WI – School District 4459	14	+ 75.0%	0.0%	0.0%	14.3%	125	91.0%
Prescott, WI – School District 4578	90	+ 1.1%	0.0%	7.8%	7.8%	173	94.5%
River Falls, WI – School District 4893	333	+ 10.6%	6.6%	15.3%	6.9%	118	96.9%
Somerset, WI – School District 5432	157	+ 37.7%	10.2%	3.8%	7.6%	95	96.8%
Spring Valley, WI – School District 5586	44	+ 2.3%	2.3%	4.5%	11.4%	110	94.6%
St. Croix Central, WI – School District 2422	167	+ 33.6%	10.2%	3.0%	6.0%	97	96.7%
St. Croix Falls, WI – School District 5019	130	+ 34.0%	1.5%	1.5%	12.3%	148	94.6%
Turtle Lake, WI – School District 5810	67	+ 52.3%	0.0%	0.0%	4.5%	176	91.4%
Unity, WI – School District 238	145	+ 17.9%	0.7%	0.7%	9.0%	147	92.6%

2016 Annual Housing Market Report – Twin Cities Metro

Median Prices – Around the Metro



	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Twin Cities Region	\$167,900	\$192,000	\$205,600	\$220,000	\$232,000	+ 5.5%	+ 38.2%
Afton	\$275,000	\$409,500	\$412,375	\$435,000	\$452,500	+ 4.0%	+ 64.5%
Albertville	\$149,950	\$178,900	\$179,900	\$210,000	\$224,950	+ 7.1%	+ 50.0%
Andover	\$205,000	\$227,491	\$236,700	\$247,500	\$268,000	+ 8.3%	+ 30.7%
Annandale	\$169,500	\$159,000	\$172,221	\$204,450	\$205,000	+ 0.3%	+ 20.9%
Anoka	\$122,900	\$146,950	\$166,000	\$178,950	\$195,000	+ 9.0%	+ 58.7%
Apple Valley	\$175,000	\$195,000	\$213,000	\$224,900	\$229,900	+ 2.2%	+ 31.4%
Arden Hills	\$325,000	\$300,300	\$252,000	\$282,000	\$299,000	+ 6.0%	- 8.0%
Bayport	\$184,500	\$200,000	\$237,450	\$207,000	\$233,250	+ 12.7%	+ 26.4%
Becker	\$149,375	\$155,900	\$169,900	\$183,900	\$193,500	+ 5.2%	+ 29.5%
Belle Plaine	\$144,500	\$159,000	\$187,700	\$193,250	\$207,050	+ 7.1%	+ 43.3%
Bethel	\$115,950	\$135,000	\$115,000	\$158,185	\$199,450	+ 26.1%	+ 72.0%
Big Lake	\$134,900	\$154,500	\$169,900	\$178,000	\$200,000	+ 12.4%	+ 48.3%
Birchwood Village	\$227,900	\$287,375	\$340,000	\$260,000	\$289,000	+ 11.2%	+ 26.8%
Blaine	\$175,000	\$199,200	\$218,665	\$220,000	\$230,000	+ 4.5%	+ 31.4%
Bloomington	\$171,000	\$193,100	\$201,000	\$218,000	\$232,000	+ 6.4%	+ 35.7%
Bloomington – East	\$145,300	\$169,000	\$182,000	\$198,250	\$210,000	+ 5.9%	+ 44.5%
Bloomington – West	\$191,000	\$215,000	\$225,000	\$235,000	\$250,000	+ 6.4%	+ 30.9%
Brainerd MSA	\$155,000	\$161,000	\$165,000	\$170,000	\$182,000	+ 7.1%	+ 17.4%
Brooklyn Center	\$95,000	\$122,000	\$139,950	\$154,900	\$165,000	+ 6.5%	+ 73.7%
Brooklyn Park	\$146,000	\$167,000	\$174,900	\$194,000	\$214,400	+ 10.5%	+ 46.8%
Buffalo	\$141,000	\$171,810	\$175,000	\$200,000	\$204,900	+ 2.5%	+ 45.3%
Burnsville	\$165,300	\$185,000	\$209,500	\$222,000	\$234,950	+ 5.8%	+ 42.1%
Cambridge	\$101,300	\$127,000	\$148,250	\$163,500	\$169,900	+ 3.9%	+ 67.7%
Cannon Falls	\$145,000	\$177,500	\$166,100	\$193,000	\$205,000	+ 6.2%	+ 41.4%
Carver	\$245,000	\$282,500	\$270,000	\$277,750	\$296,090	+ 6.6%	+ 20.9%
Centerville	\$180,000	\$189,950	\$197,500	\$223,000	\$235,000	+ 5.4%	+ 30.6%
Champlin	\$159,400	\$182,500	\$193,950	\$205,000	\$224,000	+ 9.3%	+ 40.5%
Chanhassen	\$280,500	\$305,000	\$318,838	\$325,000	\$336,950	+ 3.7%	+ 20.1%
Chaska	\$207,500	\$252,000	\$235,000	\$255,000	\$272,000	+ 6.7%	+ 31.1%
Chisago	\$168,500	\$199,850	\$201,500	\$235,000	\$250,000	+ 6.4%	+ 48.4%
Circle Pines	\$139,450	\$144,150	\$154,000	\$162,550	\$180,000	+ 10.7%	+ 29.1%
Clear Lake	\$152,450	\$160,375	\$154,500	\$185,000	\$177,000	- 4.3%	+ 16.1%
Clearwater	\$150,000	\$160,000	\$159,500	\$157,500	\$190,000	+ 20.6%	+ 26.7%
Coates	\$0	\$0	\$0	\$161,625	\$0	- 100.0%	--
Cokato	\$105,000	\$129,900	\$123,200	\$132,450	\$159,550	+ 20.5%	+ 52.0%
Cologne	\$182,550	\$181,500	\$262,950	\$250,000	\$240,000	- 4.0%	+ 31.5%
Columbia Heights	\$99,950	\$132,000	\$140,000	\$158,125	\$173,950	+ 10.0%	+ 74.0%
Columbus	\$208,500	\$202,800	\$227,500	\$236,300	\$263,000	+ 11.3%	+ 26.1%
Coon Rapids	\$125,105	\$150,000	\$160,300	\$175,000	\$190,000	+ 8.6%	+ 51.9%
Corcoran	\$230,000	\$300,000	\$312,500	\$330,000	\$378,000	+ 14.5%	+ 64.3%
Cottage Grove	\$174,400	\$194,000	\$209,900	\$222,000	\$240,000	+ 8.1%	+ 37.6%
Crystal	\$127,550	\$149,250	\$157,500	\$172,000	\$185,450	+ 7.8%	+ 45.4%
Dayton	\$191,500	\$274,000	\$218,250	\$328,709	\$358,123	+ 8.9%	+ 87.0%

2016 Annual Housing Market Report – Twin Cities Metro

Median Prices – Around the Metro



	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Deephaven	\$493,250	\$518,500	\$585,000	\$622,500	\$592,000	- 4.9%	+ 20.0%
Delano	\$205,500	\$232,870	\$241,250	\$275,100	\$280,000	+ 1.8%	+ 36.3%
Dellwood	\$360,000	\$507,500	\$765,000	\$594,215	\$532,000	- 10.5%	+ 47.8%
Eagan	\$193,990	\$220,000	\$234,700	\$243,274	\$259,000	+ 6.5%	+ 33.5%
East Bethel	\$165,000	\$179,900	\$198,000	\$219,500	\$237,000	+ 8.0%	+ 43.6%
Eden Prairie	\$257,000	\$279,294	\$300,000	\$299,900	\$309,000	+ 3.0%	+ 20.2%
Edina	\$344,000	\$350,000	\$380,000	\$397,000	\$436,430	+ 9.9%	+ 26.9%
Elk River	\$157,000	\$172,000	\$195,000	\$215,500	\$230,500	+ 7.0%	+ 46.8%
Elko New Market	\$215,000	\$247,627	\$257,520	\$264,250	\$305,000	+ 15.4%	+ 41.9%
Excelsior	\$291,500	\$409,750	\$452,500	\$502,500	\$494,000	- 1.7%	+ 69.5%
Falcon Heights	\$228,706	\$238,000	\$257,450	\$257,000	\$288,800	+ 12.4%	+ 26.3%
Faribault	\$115,000	\$135,000	\$135,250	\$143,450	\$158,700	+ 10.6%	+ 38.0%
Farmington	\$163,000	\$192,500	\$210,000	\$220,000	\$229,900	+ 4.5%	+ 41.0%
Forest Lake	\$185,000	\$191,500	\$219,900	\$225,500	\$230,000	+ 2.0%	+ 24.3%
Fridley	\$126,500	\$154,250	\$160,000	\$175,000	\$187,800	+ 7.3%	+ 48.5%
Gem Lake	\$352,261	\$169,450	\$563,864	\$411,000	\$205,000	- 50.1%	- 41.8%
Golden Valley	\$218,500	\$246,000	\$247,500	\$264,900	\$290,650	+ 9.7%	+ 33.0%
Grant	\$367,500	\$415,500	\$445,000	\$399,900	\$410,300	+ 2.6%	+ 11.6%
Greenfield	\$350,000	\$354,000	\$486,500	\$405,000	\$427,965	+ 5.7%	+ 22.3%
Greenwood	\$675,000	\$921,500	\$747,500	\$965,000	\$1,233,450	+ 27.8%	+ 82.7%
Ham Lake	\$231,000	\$271,600	\$289,900	\$297,500	\$319,000	+ 7.2%	+ 38.1%
Hamburg	\$111,500	\$95,500	\$138,000	\$119,900	\$186,000	+ 55.1%	+ 66.8%
Hammond	\$121,900	\$145,000	\$163,000	\$160,950	\$174,000	+ 8.1%	+ 42.7%
Hampton	\$138,500	\$204,000	\$200,000	\$233,000	\$233,900	+ 0.4%	+ 68.9%
Hanover	\$211,000	\$239,950	\$254,313	\$266,250	\$289,950	+ 8.9%	+ 37.4%
Hastings	\$142,000	\$169,900	\$182,250	\$196,000	\$206,100	+ 5.2%	+ 45.1%
Hilltop	\$24,500	\$34,500	\$47,500	\$0	\$56,000	--	+ 128.6%
Hopkins	\$159,950	\$180,500	\$182,000	\$213,500	\$215,000	+ 0.7%	+ 34.4%
Hudson	\$195,000	\$228,500	\$233,500	\$262,000	\$263,000	+ 0.4%	+ 34.9%
Hugo	\$164,199	\$195,000	\$180,000	\$204,500	\$230,700	+ 12.8%	+ 40.5%
Hutchinson	\$111,750	\$125,000	\$142,900	\$145,000	\$147,700	+ 1.9%	+ 32.2%
Independence	\$387,500	\$411,500	\$424,950	\$525,000	\$535,000	+ 1.9%	+ 38.1%
Inver Grove Heights	\$160,000	\$194,950	\$180,000	\$193,500	\$217,000	+ 12.1%	+ 35.6%
Isanti	\$117,000	\$125,000	\$149,900	\$158,500	\$177,900	+ 12.2%	+ 52.1%
Jordan	\$177,000	\$215,000	\$209,000	\$247,000	\$255,000	+ 3.2%	+ 44.1%
Lake Elmo	\$367,500	\$374,900	\$428,500	\$401,000	\$407,070	+ 1.5%	+ 10.8%
Lake Minnetonka Area	\$340,000	\$369,950	\$380,000	\$395,000	\$400,000	+ 1.3%	+ 17.6%
Lake St. Croix Beach	\$180,000	\$139,000	\$176,250	\$187,250	\$220,900	+ 18.0%	+ 22.7%
Lakeland	\$195,500	\$204,990	\$223,000	\$244,000	\$255,000	+ 4.5%	+ 30.4%
Lakeland Shores	\$270,000	\$265,000	\$1,500,000	\$247,423	\$278,500	+ 12.6%	+ 3.1%
Lakeville	\$226,000	\$258,000	\$272,000	\$299,000	\$307,000	+ 2.7%	+ 35.8%
Lauderdale	\$171,450	\$175,000	\$117,750	\$175,000	\$187,500	+ 7.1%	+ 9.4%
Lexington	\$136,950	\$149,900	\$181,920	\$172,862	\$200,775	+ 16.1%	+ 46.6%
Lilydale	\$190,000	\$200,250	\$280,000	\$240,000	\$212,500	- 11.5%	+ 11.8%

2016 Annual Housing Market Report – Twin Cities Metro

Median Prices – Around the Metro



	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Lindstrom	\$140,000	\$160,025	\$179,999	\$190,000	\$211,814	+ 11.5%	+ 51.3%
Lino Lakes	\$208,375	\$229,900	\$243,000	\$254,600	\$274,200	+ 7.7%	+ 31.6%
Little Canada	\$175,000	\$185,500	\$192,593	\$206,250	\$219,000	+ 6.2%	+ 25.1%
Long Lake	\$227,500	\$231,500	\$212,250	\$269,950	\$247,549	- 8.3%	+ 8.8%
Lonsdale	\$145,000	\$171,900	\$183,000	\$211,300	\$222,222	+ 5.2%	+ 53.3%
Loretto	\$130,000	\$199,900	\$156,900	\$256,000	\$226,250	- 11.6%	+ 74.0%
Mahtomedi	\$249,900	\$245,000	\$301,450	\$325,000	\$306,910	- 5.6%	+ 22.8%
Maple Grove	\$219,453	\$233,000	\$245,500	\$245,000	\$256,700	+ 4.8%	+ 17.0%
Maple Lake	\$134,950	\$145,000	\$167,000	\$170,000	\$177,500	+ 4.4%	+ 31.5%
Maple Plain	\$187,450	\$178,750	\$212,500	\$243,900	\$253,000	+ 3.7%	+ 35.0%
Maplewood	\$145,000	\$165,000	\$182,000	\$187,500	\$199,500	+ 6.4%	+ 37.6%
Marine on St. Croix	\$274,450	\$320,000	\$322,450	\$320,000	\$376,825	+ 17.8%	+ 37.3%
Mayer	\$164,405	\$189,900	\$190,000	\$212,000	\$224,950	+ 6.1%	+ 36.8%
Medicine Lake	\$650,000	\$542,000	\$465,000	\$836,250	\$657,500	- 21.4%	+ 1.2%
Medina	\$457,985	\$521,623	\$527,500	\$555,047	\$537,500	- 3.2%	+ 17.4%
Mendota	\$154,500	\$287,000	\$78,000	\$0	\$221,000	--	+ 43.0%
Mendota Heights	\$272,000	\$282,500	\$330,000	\$339,649	\$360,000	+ 6.0%	+ 32.4%
Miesville	\$140,000	\$231,671	\$205,000	\$0	\$274,000	--	+ 95.7%
Minneapolis - (Citywide)	\$165,000	\$189,000	\$205,000	\$220,000	\$230,000	+ 4.5%	+ 39.4%
Minneapolis - Calhoun-Isle	\$300,000	\$327,780	\$318,500	\$360,000	\$343,000	- 4.7%	+ 14.3%
Minneapolis - Camden	\$59,700	\$76,500	\$101,250	\$122,000	\$137,000	+ 12.3%	+ 129.5%
Minneapolis - Central	\$220,000	\$247,250	\$321,000	\$260,000	\$300,000	+ 15.4%	+ 36.4%
Minneapolis - Longfellow	\$169,000	\$185,200	\$196,250	\$207,250	\$229,449	+ 10.7%	+ 35.8%
Minneapolis - Near North	\$60,000	\$80,500	\$101,000	\$125,200	\$134,000	+ 7.0%	+ 123.3%
Minneapolis - Nokomis	\$176,500	\$199,900	\$222,375	\$227,000	\$245,000	+ 7.9%	+ 38.8%
Minneapolis - Northeast	\$140,000	\$168,755	\$179,500	\$199,825	\$219,350	+ 9.8%	+ 56.7%
Minneapolis - Phillips	\$88,000	\$90,225	\$115,000	\$141,500	\$156,500	+ 10.6%	+ 77.8%
Minneapolis - Powderhorn	\$116,400	\$157,250	\$168,000	\$185,050	\$200,000	+ 8.1%	+ 71.8%
Minneapolis - Southwest	\$277,000	\$306,000	\$323,500	\$340,000	\$350,000	+ 2.9%	+ 26.4%
Minneapolis - University	\$221,000	\$232,250	\$226,000	\$230,000	\$255,000	+ 10.9%	+ 15.4%
Minnetonka	\$255,000	\$279,000	\$270,000	\$300,000	\$307,500	+ 2.5%	+ 20.6%
Minnetonka Beach	\$675,000	\$670,000	\$1,096,450	\$1,487,500	\$1,305,000	- 12.3%	+ 93.3%
Minnetrista	\$385,000	\$435,000	\$436,000	\$445,500	\$456,500	+ 2.5%	+ 18.6%
Monticello	\$137,095	\$156,045	\$172,000	\$186,000	\$199,700	+ 7.4%	+ 45.7%
Montrose	\$130,357	\$149,000	\$164,550	\$164,450	\$186,250	+ 13.3%	+ 42.9%
Mora	\$86,500	\$98,000	\$99,750	\$122,000	\$122,900	+ 0.7%	+ 42.1%
Mound	\$169,000	\$191,000	\$202,000	\$215,950	\$225,000	+ 4.2%	+ 33.1%
Mounds View	\$139,500	\$163,000	\$176,000	\$187,837	\$195,000	+ 3.8%	+ 39.8%
New Brighton	\$165,000	\$171,000	\$197,000	\$219,900	\$241,250	+ 9.7%	+ 46.2%
New Germany	\$100,000	\$142,450	\$165,708	\$153,610	\$144,900	- 5.7%	+ 44.9%
New Hope	\$155,000	\$173,000	\$185,000	\$199,000	\$220,000	+ 10.6%	+ 41.9%
New Prague	\$174,000	\$195,000	\$189,900	\$215,000	\$250,000	+ 16.3%	+ 43.7%
New Richmond	\$124,900	\$137,850	\$155,850	\$178,000	\$196,000	+ 10.1%	+ 56.9%
New Trier	\$75,000	\$63,700	\$0	\$137,000	\$0	- 100.0%	- 100.0%

2016 Annual Housing Market Report – Twin Cities Metro

Median Prices – Around the Metro



	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Newport	\$98,500	\$140,500	\$167,000	\$157,261	\$189,500	+ 20.5%	+ 92.4%
North Branch	\$123,650	\$150,000	\$164,900	\$175,778	\$187,000	+ 6.4%	+ 51.2%
North Oaks	\$510,000	\$625,000	\$632,997	\$692,844	\$650,000	- 6.2%	+ 27.5%
North Saint Paul	\$139,900	\$150,500	\$168,000	\$174,000	\$196,000	+ 12.6%	+ 40.1%
Northfield	\$157,500	\$183,000	\$183,000	\$199,000	\$225,950	+ 13.5%	+ 43.5%
Norwood Young America	\$128,912	\$144,000	\$157,000	\$166,400	\$180,000	+ 8.2%	+ 39.6%
Nowthen	\$209,500	\$234,500	\$241,000	\$305,000	\$323,950	+ 6.2%	+ 54.6%
Oak Grove	\$200,825	\$228,920	\$243,495	\$265,000	\$286,000	+ 7.9%	+ 42.4%
Oak Park Heights	\$134,799	\$176,200	\$177,000	\$202,000	\$221,000	+ 9.4%	+ 63.9%
Oakdale	\$134,950	\$164,000	\$167,500	\$188,900	\$210,250	+ 11.3%	+ 55.8%
Orono	\$377,223	\$501,000	\$572,000	\$542,500	\$616,500	+ 13.6%	+ 63.4%
Osseo	\$153,950	\$141,950	\$175,000	\$174,900	\$219,000	+ 25.2%	+ 42.3%
Otsego	\$163,450	\$194,525	\$214,950	\$218,700	\$252,913	+ 15.6%	+ 54.7%
Pine City	\$105,260	\$111,275	\$120,000	\$126,375	\$155,000	+ 22.7%	+ 47.3%
Pine Springs	\$271,500	\$320,000	\$377,500	\$395,000	\$451,500	+ 14.3%	+ 66.3%
Plymouth	\$275,500	\$304,450	\$305,000	\$320,000	\$325,000	+ 1.6%	+ 18.0%
Princeton	\$105,000	\$138,900	\$149,000	\$163,500	\$182,450	+ 11.6%	+ 73.8%
Prior Lake	\$227,500	\$270,100	\$281,250	\$300,000	\$294,500	- 1.8%	+ 29.5%
Ramsey	\$153,000	\$182,000	\$199,900	\$216,000	\$230,000	+ 6.5%	+ 50.3%
Randolph	\$139,950	\$190,000	\$262,500	\$208,250	\$247,000	+ 18.6%	+ 76.5%
Red Wing	\$130,000	\$133,875	\$145,000	\$147,950	\$162,000	+ 9.5%	+ 24.6%
Richfield	\$155,000	\$174,950	\$183,750	\$205,000	\$221,625	+ 8.1%	+ 43.0%
River Falls	\$151,000	\$168,500	\$179,900	\$195,000	\$204,950	+ 5.1%	+ 35.7%
Robbinsdale	\$123,499	\$140,000	\$158,875	\$175,000	\$185,000	+ 5.7%	+ 49.8%
Rockford	\$154,000	\$197,400	\$184,535	\$195,299	\$211,900	+ 8.5%	+ 37.6%
Rogers	\$236,000	\$265,000	\$278,950	\$293,978	\$287,250	- 2.3%	+ 21.7%
Rosemount	\$181,000	\$215,000	\$228,500	\$240,000	\$260,000	+ 8.3%	+ 43.6%
Roseville	\$187,450	\$197,535	\$205,000	\$215,050	\$225,213	+ 4.7%	+ 20.1%
Rush City	\$92,000	\$122,750	\$149,000	\$129,500	\$155,000	+ 19.7%	+ 68.5%
Saint Anthony	\$154,950	\$179,950	\$211,700	\$248,435	\$240,000	- 3.4%	+ 54.9%
Saint Bonifacius	\$189,500	\$185,500	\$179,000	\$220,000	\$234,950	+ 6.8%	+ 24.0%
Saint Cloud MSA	\$135,000	\$145,000	\$150,000	\$155,900	\$164,900	+ 5.8%	+ 22.1%
Saint Francis	\$130,000	\$149,900	\$159,450	\$180,500	\$196,500	+ 8.9%	+ 51.2%
Saint Louis Park	\$198,450	\$218,900	\$229,950	\$239,000	\$245,000	+ 2.5%	+ 23.5%
Saint Mary's Point	\$170,500	\$258,800	\$347,400	\$235,000	\$242,050	+ 3.0%	+ 42.0%
Saint Michael	\$183,000	\$198,900	\$220,000	\$230,000	\$255,000	+ 10.9%	+ 39.3%
Saint Paul	\$120,000	\$143,450	\$157,000	\$168,000	\$180,000	+ 7.1%	+ 50.0%
Saint Paul - Battle Creek / Highwood	\$112,000	\$135,050	\$146,251	\$157,900	\$174,250	+ 10.4%	+ 55.6%
Saint Paul - Como Park	\$155,000	\$177,500	\$187,080	\$195,000	\$205,000	+ 5.1%	+ 32.3%
Saint Paul - Dayton's Bluff	\$59,000	\$93,950	\$110,463	\$130,000	\$137,500	+ 5.8%	+ 133.1%
Saint Paul - Downtown	\$136,000	\$160,000	\$172,000	\$164,900	\$172,000	+ 4.3%	+ 26.5%
Saint Paul - Greater East Side	\$88,900	\$115,500	\$129,900	\$141,600	\$157,000	+ 10.9%	+ 76.6%
Saint Paul - Hamline-Midway	\$126,350	\$149,125	\$155,950	\$168,299	\$177,500	+ 5.5%	+ 40.5%
Saint Paul - Highland Park	\$229,900	\$249,500	\$264,000	\$271,175	\$284,275	+ 4.8%	+ 23.7%

2016 Annual Housing Market Report – Twin Cities Metro

Median Prices – Around the Metro



	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Saint Paul - Lexington-Hamline	\$240,000	\$228,950	\$249,950	\$256,000	\$272,750	+ 6.5%	+ 13.6%
Saint Paul - Macalester-Groveland	\$235,000	\$263,500	\$277,750	\$292,000	\$303,500	+ 3.9%	+ 29.1%
Saint Paul - North End / South Como	\$68,550	\$89,900	\$107,750	\$128,500	\$139,900	+ 8.9%	+ 104.1%
Saint Paul - Payne-Phalen	\$80,500	\$100,000	\$124,900	\$134,000	\$143,500	+ 7.1%	+ 78.3%
Saint Paul - St. Anthony Park	\$192,500	\$259,500	\$239,000	\$227,900	\$241,700	+ 6.1%	+ 25.6%
Saint Paul - Summit Hill	\$288,000	\$340,000	\$344,500	\$369,000	\$325,000	- 11.9%	+ 12.8%
Saint Paul - Summit-University	\$159,900	\$170,000	\$194,280	\$210,000	\$218,450	+ 4.0%	+ 36.6%
Saint Paul - Thomas-Dale	\$55,000	\$80,900	\$106,500	\$130,000	\$140,000	+ 7.7%	+ 154.5%
Saint Paul - West Seventh	\$121,000	\$145,000	\$148,250	\$169,900	\$185,500	+ 9.2%	+ 53.3%
Saint Paul - West Side	\$90,000	\$122,000	\$137,000	\$150,000	\$157,400	+ 4.9%	+ 74.9%
Saint Paul Park	\$127,750	\$145,200	\$160,000	\$172,200	\$185,000	+ 7.4%	+ 44.8%
Savage	\$208,000	\$235,000	\$255,000	\$255,000	\$265,000	+ 3.9%	+ 27.4%
Scandia	\$247,870	\$283,367	\$286,250	\$298,950	\$345,000	+ 15.4%	+ 39.2%
Shakopee	\$166,750	\$194,700	\$205,000	\$209,000	\$222,000	+ 6.2%	+ 33.1%
Shoreview	\$191,000	\$222,750	\$223,000	\$237,000	\$221,250	- 6.6%	+ 15.8%
Shorewood	\$414,900	\$425,000	\$382,500	\$417,500	\$453,250	+ 8.6%	+ 9.2%
Somerset	\$119,900	\$144,500	\$175,000	\$179,550	\$190,718	+ 6.2%	+ 59.1%
South Haven	\$153,500	\$179,900	\$190,750	\$217,000	\$260,000	+ 19.8%	+ 69.4%
South Saint Paul	\$112,000	\$139,450	\$148,000	\$165,000	\$179,900	+ 9.0%	+ 60.6%
Spring Lake Park	\$118,000	\$141,000	\$164,900	\$169,950	\$170,000	+ 0.0%	+ 44.1%
Spring Park	\$352,500	\$272,500	\$446,050	\$310,000	\$325,000	+ 4.8%	- 7.8%
Stacy	\$108,750	\$181,750	\$201,950	\$200,000	\$226,000	+ 13.0%	+ 107.8%
Stillwater	\$216,000	\$233,000	\$265,000	\$256,500	\$287,000	+ 11.9%	+ 32.9%
Sunfish Lake	\$685,000	\$819,000	\$1,110,000	\$900,000	\$533,500	- 40.7%	- 22.1%
Tonka Bay	\$797,500	\$477,500	\$570,000	\$444,012	\$649,950	+ 46.4%	- 18.5%
Vadnais Heights	\$149,900	\$167,250	\$194,650	\$191,950	\$214,550	+ 11.8%	+ 43.1%
Vermillion	\$187,500	\$157,500	\$220,000	\$0	\$228,000	--	+ 21.6%
Victoria	\$344,123	\$371,500	\$369,990	\$403,250	\$423,018	+ 4.9%	+ 22.9%
Waconia	\$205,000	\$229,000	\$237,000	\$250,000	\$266,250	+ 6.5%	+ 29.9%
Watertown	\$153,000	\$175,000	\$170,450	\$204,900	\$216,000	+ 5.4%	+ 41.2%
Wayzata	\$427,500	\$359,000	\$627,500	\$533,000	\$525,000	- 1.5%	+ 22.8%
West Saint Paul	\$125,700	\$143,500	\$156,200	\$171,000	\$183,900	+ 7.5%	+ 46.3%
White Bear Lake	\$161,950	\$178,500	\$192,900	\$198,500	\$215,950	+ 8.8%	+ 33.3%
Willernie	\$141,500	\$128,900	\$160,000	\$145,767	\$165,000	+ 13.2%	+ 16.6%
Woodbury	\$240,000	\$267,500	\$284,000	\$288,600	\$294,500	+ 2.0%	+ 22.7%
Woodland	\$700,000	\$370,000	\$3,275,000	\$850,000	\$695,000	- 18.2%	- 0.7%
Wyoming	\$163,750	\$190,000	\$209,000	\$213,250	\$230,450	+ 8.1%	+ 40.7%
Zimmerman	\$130,000	\$150,500	\$161,900	\$185,000	\$206,000	+ 11.4%	+ 58.5%
Zumbrota	\$168,000	\$126,250	\$161,950	\$167,000	\$197,450	+ 18.2%	+ 17.5%

Median Prices – Counties



	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Anoka County	\$152,000	\$174,900	\$187,825	\$200,000	\$219,900	+ 9.9%	+ 44.7%
Carver County	\$230,150	\$252,000	\$258,050	\$273,490	\$279,900	+ 2.3%	+ 21.6%
Chisago County	\$139,000	\$165,000	\$183,000	\$191,450	\$209,950	+ 9.7%	+ 51.0%
Dakota County	\$170,500	\$200,000	\$215,000	\$226,900	\$240,000	+ 5.8%	+ 40.8%
Goodhue County	\$134,450	\$145,000	\$153,500	\$165,000	\$169,900	+ 3.0%	+ 26.4%
Hennepin County	\$182,500	\$209,900	\$221,000	\$235,000	\$246,500	+ 4.9%	+ 35.1%
Isanti County	\$117,900	\$128,050	\$149,900	\$161,533	\$177,000	+ 9.6%	+ 50.1%
Kanabec County	\$79,500	\$100,000	\$101,000	\$121,313	\$130,000	+ 7.2%	+ 63.5%
Mille Lacs County	\$92,005	\$110,000	\$124,900	\$137,500	\$149,555	+ 8.8%	+ 62.6%
Ramsey County	\$142,000	\$163,000	\$176,500	\$187,810	\$200,000	+ 6.5%	+ 40.8%
Rice County	\$135,000	\$158,000	\$167,500	\$172,000	\$193,000	+ 12.2%	+ 43.0%
Scott County	\$197,000	\$226,500	\$239,900	\$245,000	\$257,000	+ 4.9%	+ 30.5%
Sherburne County	\$143,500	\$162,500	\$175,000	\$189,900	\$209,650	+ 10.4%	+ 46.1%
St. Croix County	\$149,000	\$177,500	\$186,000	\$208,000	\$219,900	+ 5.7%	+ 47.6%
Washington County	\$200,000	\$220,000	\$236,000	\$242,300	\$260,000	+ 7.3%	+ 30.0%
Wright County	\$151,900	\$176,250	\$185,000	\$205,000	\$219,000	+ 6.8%	+ 44.2%

Median Prices – Western WI School Districts



	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Amery, WI – School District 119	\$109,900	\$105,000	\$124,250	\$127,000	\$158,000	+ 24.4%	+ 43.8%
Baldwin-Woodville, WI – School District 231	\$107,000	\$126,100	\$144,750	\$150,000	\$159,900	+ 6.6%	+ 49.4%
Clayton, WI – School District 1120	\$100,000	\$122,500	\$103,250	\$133,900	\$120,000	- 10.4%	+ 20.0%
Clear Lake, WI – School District 1127	\$66,388	\$87,400	\$118,225	\$87,000	\$123,500	+ 42.0%	+ 86.0%
Cumberland, WI – School District 1260	\$150,000	\$121,500	\$145,700	\$168,125	\$148,500	- 11.7%	- 1.0%
Ellsworth, WI – School District 1659	\$110,500	\$135,000	\$150,500	\$152,500	\$161,000	+ 5.6%	+ 45.7%
Elmwood, WI – School District 1666	\$68,000	\$82,500	\$125,963	\$92,900	\$143,250	+ 54.2%	+ 110.7%
Frederic, WI – School District 1939	\$71,500	\$84,000	\$93,250	\$106,250	\$120,500	+ 13.4%	+ 68.5%
Glenwood City, WI – School District 2198	\$83,200	\$101,500	\$130,000	\$154,000	\$84,000	- 45.5%	+ 1.0%
Grantsburg, WI – School District 2233	\$75,000	\$92,700	\$95,500	\$114,500	\$124,325	+ 8.6%	+ 65.8%
Hudson, WI – School District 2611	\$203,250	\$225,000	\$233,500	\$260,909	\$259,900	- 0.4%	+ 27.9%
Luck, WI – School District 3213	\$100,550	\$91,700	\$106,750	\$120,000	\$121,500	+ 1.3%	+ 20.8%
New Richmond, WI – School District 3962	\$125,000	\$144,500	\$159,900	\$180,000	\$194,900	+ 8.3%	+ 55.9%
Osceola, WI – School District 4165	\$140,250	\$138,200	\$155,000	\$165,000	\$185,000	+ 12.1%	+ 31.9%
Pepin, WI – School District 4270	\$89,250	\$90,000	\$150,000	\$125,000	\$145,000	+ 16.0%	+ 62.5%
Plum City, WI – School District 4459	\$101,000	\$98,500	\$130,000	\$118,950	\$152,500	+ 28.2%	+ 51.0%
Prescott, WI – School District 4578	\$180,000	\$189,000	\$195,375	\$192,500	\$214,900	+ 11.6%	+ 19.4%
River Falls, WI – School District 4893	\$168,000	\$177,000	\$183,750	\$218,750	\$218,350	- 0.2%	+ 30.0%
Somerset, WI – School District 5432	\$134,000	\$168,500	\$188,450	\$187,000	\$223,900	+ 19.7%	+ 67.1%
Spring Valley, WI – School District 5586	\$102,500	\$137,700	\$142,500	\$129,500	\$161,750	+ 24.9%	+ 57.8%
St. Croix Central, WI – School District 2422	\$125,450	\$170,000	\$175,000	\$187,250	\$196,000	+ 4.7%	+ 56.2%
St. Croix Falls, WI – School District 5019	\$92,000	\$121,000	\$105,000	\$133,500	\$158,650	+ 18.8%	+ 72.4%
Turtle Lake, WI – School District 5810	\$133,500	\$145,000	\$137,500	\$133,000	\$170,000	+ 27.8%	+ 27.3%
Unity, WI – School District 238	\$122,000	\$125,000	\$132,450	\$149,000	\$153,500	+ 3.0%	+ 25.8%