

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE SAINT PAUL AREA ASSOCIATION OF REALTORS®



- 100.0% **+ 100.0%** **+ 462.1%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Gem Lake

December

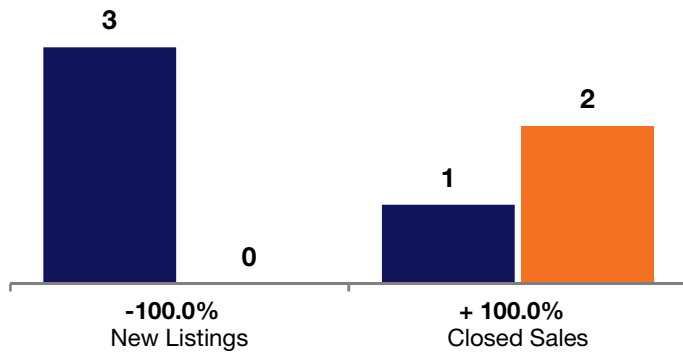
Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	3	0	-100.0%	20	27	+ 35.0%
Closed Sales	1	2	+ 100.0%	5	21	+ 320.0%
Median Sales Price*	\$128,000	\$719,479	+ 462.1%	\$500,000	\$626,889	+ 25.4%
Average Sales Price*	\$128,000	\$719,479	+ 462.1%	\$626,100	\$565,469	-9.7%
Price Per Square Foot*	\$235	\$222	-5.6%	\$174	\$210	+ 20.6%
Percent of Original List Price Received*	106.7%	104.0%	-2.5%	92.9%	100.5%	+ 8.2%
Days on Market Until Sale	35	0	-100.0%	107	40	-62.6%
Inventory of Homes for Sale	7	4	-42.9%	--	--	--
Months Supply of Inventory	6.2	1.8	-71.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

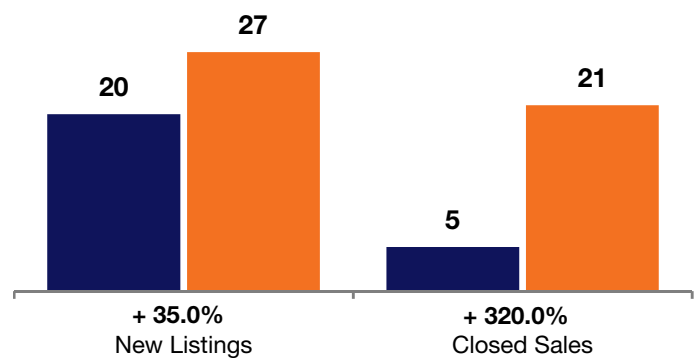
December

■ 2018 ■ 2019



Year to Date

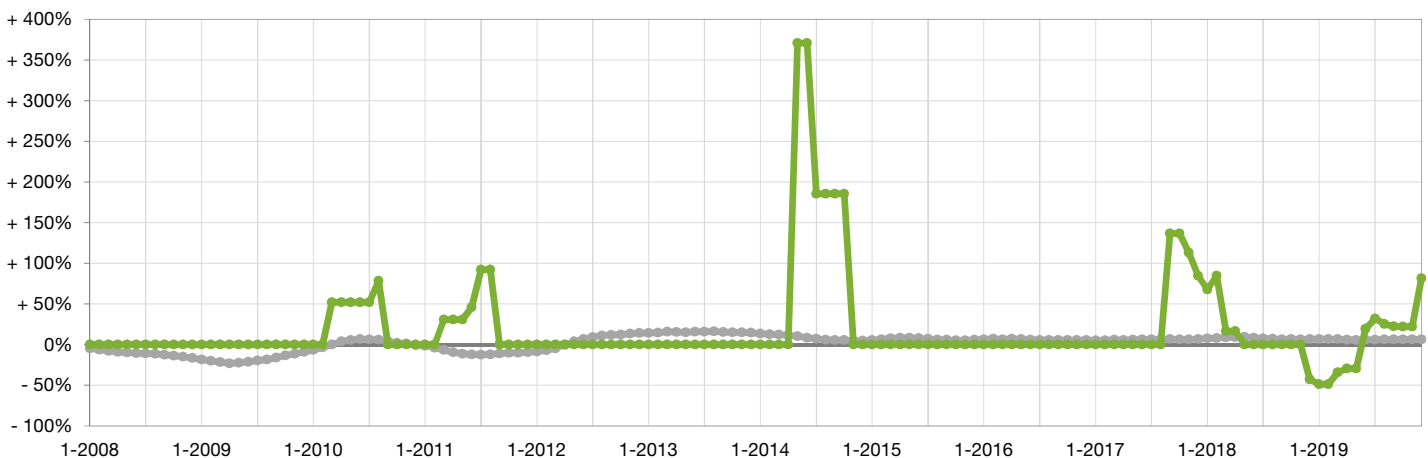
■ 2018 ■ 2019



Change in Median Sales Price from Prior Year (6-Month Average)**

16-County Twin Cities Region

Gem Lake



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.