

Local Market Update – December 2019

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



- 71.4%

0.0%

- 9.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

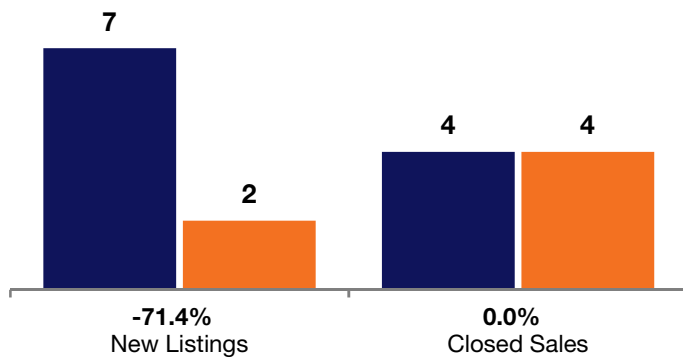
Independence

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	7	2	-71.4%	83	80	-3.6%
Closed Sales	4	4	0.0%	47	54	+ 14.9%
Median Sales Price*	\$568,450	\$513,500	-9.7%	\$561,000	\$552,000	-1.6%
Average Sales Price*	\$722,891	\$518,000	-28.3%	\$636,222	\$594,017	-6.6%
Price Per Square Foot*	\$191	\$231	+ 21.2%	\$182	\$186	+ 2.1%
Percent of Original List Price Received*	94.6%	95.0%	+ 0.4%	94.0%	95.7%	+ 1.8%
Days on Market Until Sale	103	136	+ 32.0%	142	122	-14.1%
Inventory of Homes for Sale	26	13	-50.0%	--	--	--
Months Supply of Inventory	6.4	2.8	-56.3%	--	--	--

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

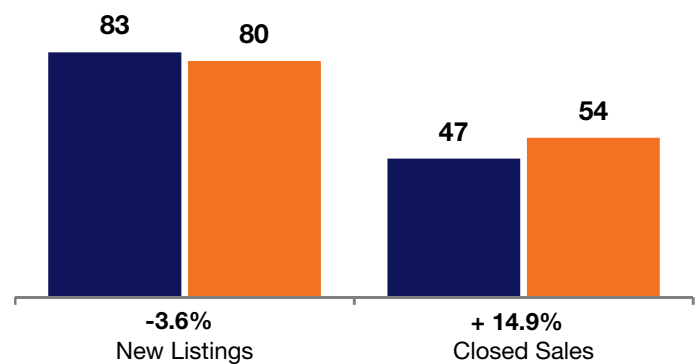
December

■ 2018 ■ 2019



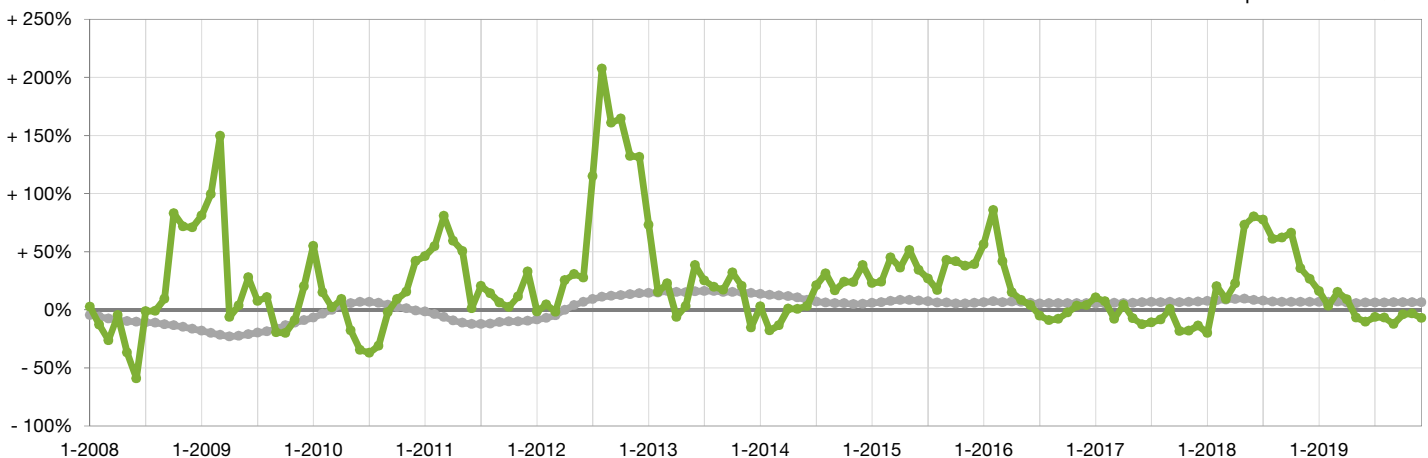
Year to Date

■ 2018 ■ 2019



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

16-County Twin Cities Region —
Independence —



** 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.