



# Minneapolis – Calhoun-Isle

**- 37.5%**

**+ 20.0%**

**- 1.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	16	10	-37.5%	682	629	-7.8%
Closed Sales	25	30	+ 20.0%	484	438	-9.5%
Median Sales Price*	\$375,000	<b>\$369,950</b>	-1.3%	\$362,500	<b>\$360,000</b>	-0.7%
Average Sales Price*	\$567,625	<b>\$539,479</b>	-5.0%	\$474,475	<b>\$458,955</b>	-3.3%
Price Per Square Foot*	\$273	<b>\$251</b>	-7.9%	\$246	<b>\$246</b>	-0.3%
Percent of Original List Price Received*	96.1%	<b>93.6%</b>	-2.6%	96.4%	<b>96.5%</b>	+ 0.1%
Days on Market Until Sale	74	<b>95</b>	+ 28.4%	72	<b>68</b>	-5.6%
Inventory of Homes for Sale	102	<b>70</b>	-31.4%	--	--	--
Months Supply of Inventory	2.5	<b>1.9</b>	-24.0%	--	--	--

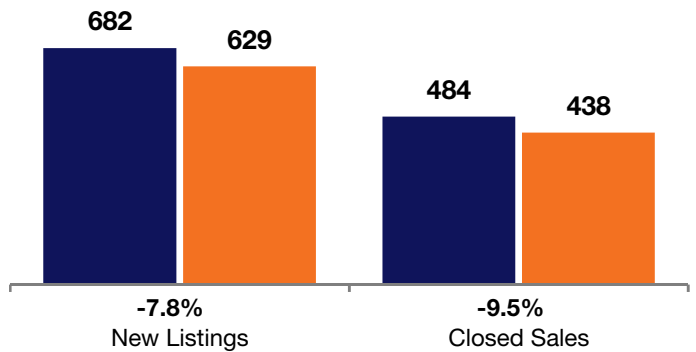
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## December

■ 2018 ■ 2019

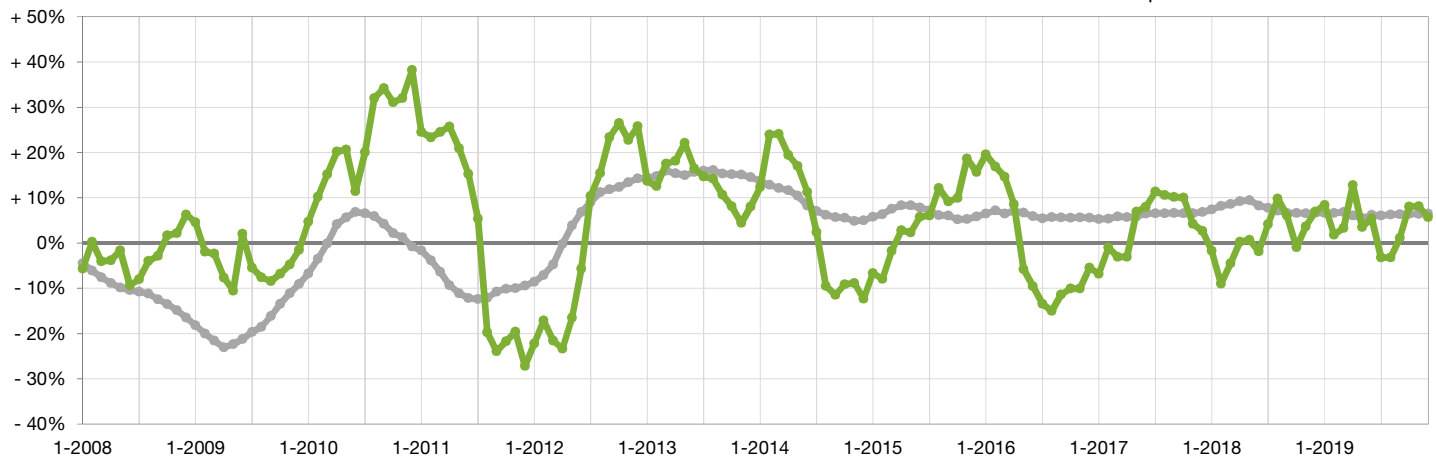
## Year to Date

■ 2018 ■ 2019



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

16-County Twin Cities Region —  
Minneapolis – Calhoun-Isle —



\*\* 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.

# Local Market Update – December 2019

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



## Neighborhoods of Minneapolis – Calhoun-Isle

### New Listings

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Bryn Mawr	2	1	-50.0%	81	66	-18.5%
Calhoun (CARAG)	2	0	-100.0%	68	73	+ 7.4%
Cedar-Isles-Dean	1	2	+ 100.0%	112	85	-24.1%
East Calhoun (ECCO)	0	1	--	40	56	+ 40.0%
East Isles	0	0	--	69	58	-15.9%
Kenwood	2	0	-100.0%	29	28	-3.4%
Lowry Hill	7	2	-71.4%	143	123	-14.0%
Lowry Hill East	2	4	+ 100.0%	93	88	-5.4%
West Calhoun	0	0	--	47	52	+ 10.6%

### Closed Sales

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Bryn Mawr	4	4	0.0%	59	52	-11.9%
Calhoun (CARAG)	5	3	-40.0%	51	53	+ 3.9%
Cedar-Isles-Dean	2	4	+ 100.0%	82	62	-24.4%
East Calhoun (ECCO)	1	2	+ 100.0%	28	30	+ 7.1%
East Isles	1	5	+ 400.0%	51	41	-19.6%
Kenwood	3	4	+ 33.3%	25	18	-28.0%
Lowry Hill	4	2	-50.0%	86	80	-7.0%
Lowry Hill East	3	4	+ 33.3%	55	66	+ 20.0%
West Calhoun	2	2	0.0%	47	36	-23.4%

### Median Sales Price

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Bryn Mawr	\$582,000	\$565,000	-2.9%	\$410,000	\$451,350	+ 10.1%
Calhoun (CARAG)	\$299,000	\$250,000	-16.4%	\$275,000	\$275,000	0.0%
Cedar-Isles-Dean	\$755,000	\$351,250	-53.5%	\$422,200	\$420,000	-0.5%
East Calhoun (ECCO)	\$137,625	\$373,750	+ 171.6%	\$327,000	\$517,317	+ 58.2%
East Isles	\$375,000	\$360,000	-4.0%	\$370,000	\$364,850	-1.4%
Kenwood	\$1,843,919	\$1,461,250	-20.8%	\$925,000	\$920,000	-0.5%
Lowry Hill	\$344,950	\$734,190	+ 112.8%	\$304,000	\$305,000	+ 0.3%
Lowry Hill East	\$150,000	\$342,450	+ 128.3%	\$318,000	\$298,250	-6.2%
West Calhoun	\$169,250	\$179,500	+ 6.1%	\$190,000	\$190,875	+ 0.5%

### Days on Market Until Sale

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Bryn Mawr	74	71	-4.1%	65	53	-18.5%
Calhoun (CARAG)	61	39	-36.1%	43	42	-2.3%
Cedar-Isles-Dean	95	116	+ 22.1%	86	88	+ 2.3%
East Calhoun (ECCO)	56	71	+ 26.8%	32	64	+ 100.0%
East Isles	73	70	-4.1%	63	47	-25.4%
Kenwood	0	242	--	213	80	-62.4%
Lowry Hill	60	108	+ 80.0%	71	99	+ 39.4%
Lowry Hill East	101	34	-66.3%	44	67	+ 52.3%
West Calhoun	86	83	-3.5%	80	53	-33.8%

### Pct. Of Original Price Received

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Bryn Mawr	95.3%	95.6%	+ 0.3%	96.6%	98.9%	+ 2.4%
Calhoun (CARAG)	97.6%	96.9%	-0.7%	98.4%	97.6%	-0.8%
Cedar-Isles-Dean	90.9%	91.5%	+ 0.7%	96.6%	94.7%	-2.0%
East Calhoun (ECCO)	96.2%	81.8%	-15.0%	98.6%	96.6%	-2.0%
East Isles	94.5%	97.3%	+ 3.0%	96.4%	99.2%	+ 2.9%
Kenwood	106.5%	86.4%	-18.9%	93.7%	93.8%	+ 0.1%
Lowry Hill	90.2%	99.7%	+ 10.5%	95.1%	93.8%	-1.4%
Lowry Hill East	97.6%	96.4%	-1.2%	97.6%	97.1%	-0.5%
West Calhoun	93.7%	94.4%	+ 0.7%	95.0%	97.4%	+ 2.5%

### Inventory

	12-2018	12-2019	+ / -	12-2018	12-2019	+ / -
Bryn Mawr	7	6	-14.3%	1.4	1.4	0.0%
Calhoun (CARAG)	6	5	-16.7%	1.2	1.1	-8.3%
Cedar-Isles-Dean	16	13	-18.8%	2.4	2.5	+ 4.2%
East Calhoun (ECCO)	4	9	+ 125.0%	1.7	3.1	+ 82.4%
East Isles	4	6	+ 50.0%	0.9	1.6	+ 77.8%
Kenwood	8	4	-50.0%	3.3	1.9	-42.4%
Lowry Hill	40	19	-52.5%	5.5	3.0	-45.5%
Lowry Hill East	12	7	-41.7%	2.5	1.3	-48.0%
West Calhoun	5	1	-80.0%	1.4	0.3	-78.6%

### Months Supply