



# Minneapolis – Longfellow

**+ 66.7%**

Change in  
New Listings

**- 9.7%**

Change in  
Closed Sales

**+ 11.2%**

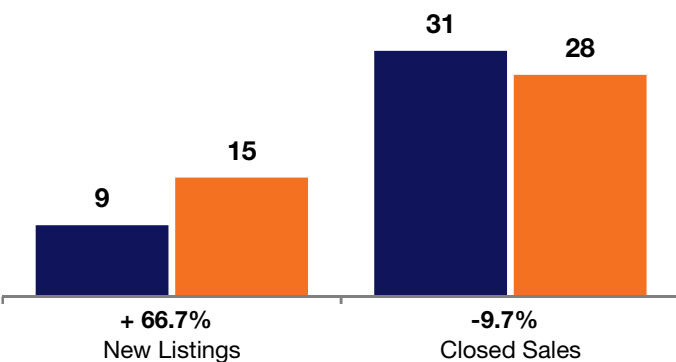
Change in  
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	9	15	+ 66.7%	468	467	-0.2%
Closed Sales	31	28	-9.7%	388	396	+ 2.1%
Median Sales Price*	\$250,000	<b>\$278,000</b>	+ 11.2%	\$265,950	<b>\$280,000</b>	+ 5.3%
Average Sales Price*	\$269,453	<b>\$286,503</b>	+ 6.3%	\$292,557	<b>\$302,468</b>	+ 3.4%
Price Per Square Foot*	\$205	<b>\$213</b>	+ 3.7%	\$211	<b>\$211</b>	+ 0.2%
Percent of Original List Price Received*	97.8%	<b>98.3%</b>	+ 0.5%	101.4%	<b>99.7%</b>	-1.7%
Days on Market Until Sale	34	<b>35</b>	+ 2.9%	25	<b>33</b>	+ 32.0%
Inventory of Homes for Sale	34	<b>18</b>	-47.1%	--	--	--
Months Supply of Inventory	1.0	<b>0.6</b>	-40.0%	--	--	--

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

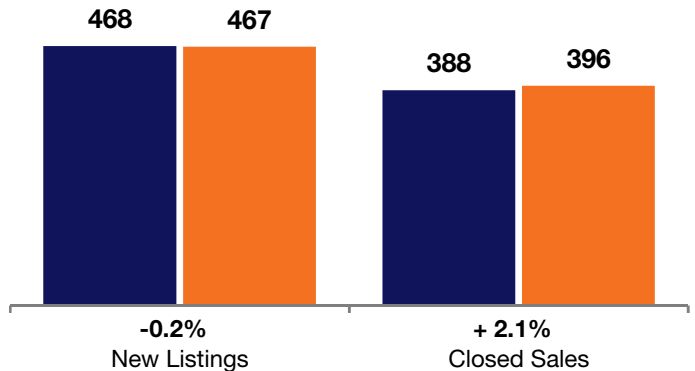
## December

■ 2018 ■ 2019

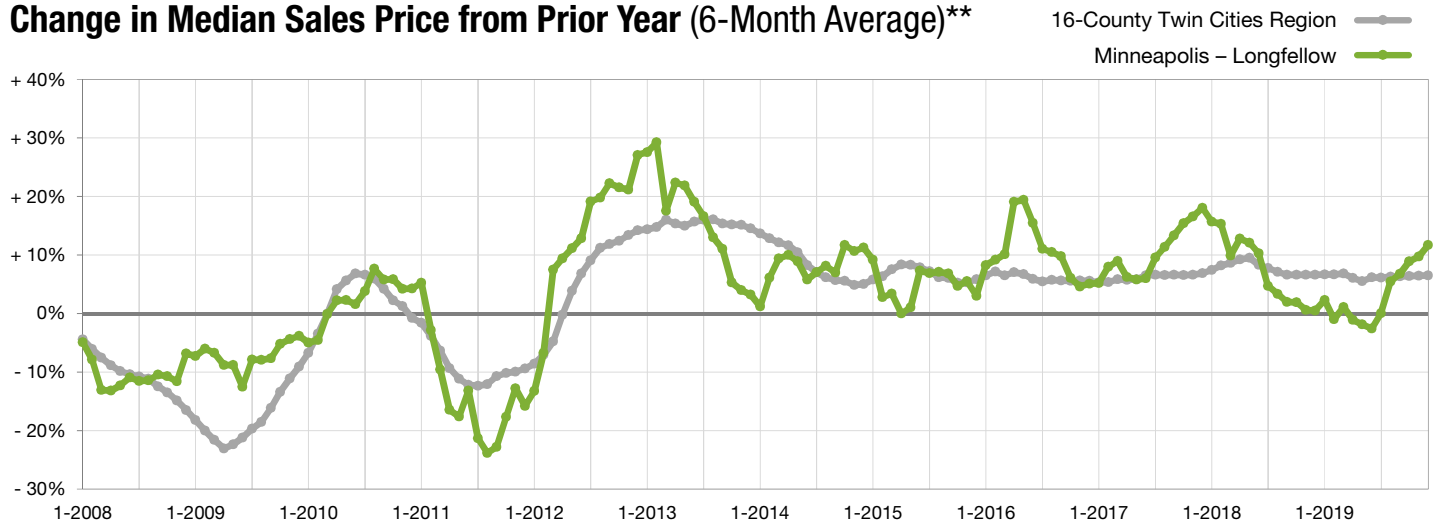


## Year to Date

■ 2018 ■ 2019



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



\*\* 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 – Longfellow

### New Listings

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cooper	1	2	+ 100.0%	70	84	+ 20.0%
Hiawatha	2	3	+ 50.0%	129	103	- 20.2%
Howe	4	3	- 25.0%	149	136	- 8.7%
Longfellow	1	3	+ 200.0%	72	81	+ 12.5%
Seward	1	4	+ 300.0%	48	63	+ 31.3%

### Closed Sales

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cooper	4	9	+ 125.0%	54	69	+ 27.8%
Hiawatha	8	5	- 37.5%	109	85	- 22.0%
Howe	10	9	- 10.0%	126	121	- 4.0%
Longfellow	6	4	- 33.3%	58	67	+ 15.5%
Seward	3	1	- 66.7%	41	54	+ 31.7%

### Median Sales Price

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cooper	\$327,950	\$299,900	- 8.6%	\$288,600	\$301,000	+ 4.3%
Hiawatha	\$259,040	\$323,000	+ 24.7%	\$270,000	\$286,750	+ 6.2%
Howe	\$239,950	\$262,000	+ 9.2%	\$258,950	\$273,950	+ 5.8%
Longfellow	\$229,200	\$220,000	- 4.0%	\$254,450	\$260,000	+ 2.2%
Seward	\$191,000	\$300,000	+ 57.1%	\$292,150	\$274,750	- 6.0%

### Days on Market Until Sale

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cooper	49	27	- 44.9%	23	34	+ 47.8%
Hiawatha	28	47	+ 67.9%	25	25	0.0%
Howe	27	37	+ 37.0%	24	31	+ 29.2%
Longfellow	43	42	- 2.3%	30	37	+ 23.3%
Seward	36	4	- 88.9%	26	42	+ 61.5%

### Pct. Of Original Price Received

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cooper	100.5%	97.4%	- 3.1%	102.3%	98.9%	- 3.3%
Hiawatha	98.1%	98.1%	0.0%	101.6%	101.0%	- 0.6%
Howe	100.2%	98.3%	- 1.9%	100.9%	99.7%	- 1.2%
Longfellow	95.3%	100.5%	+ 5.5%	103.4%	99.1%	- 4.2%
Seward	90.3%	100.0%	+ 10.7%	98.8%	99.7%	+ 0.9%

### Inventory

	12-2018	12-2019	+ / -
Cooper	6	2	- 66.7%
Hiawatha	9	5	- 44.4%
Howe	6	6	0.0%
Longfellow	8	2	- 75.0%
Seward	5	3	- 40.0%

### Months Supply

	12-2018	12-2019	+ / -
Cooper	1.2	0.3	- 75.0%
Hiawatha	1.0	0.7	- 30.0%
Howe	0.6	0.6	0.0%
Longfellow	1.6	0.3	- 81.3%
Seward	1.4	0.6	- 57.1%