



Minneapolis – Southwest

+ 25.0%

Change in
New Listings

- 4.9%

Change in
Closed Sales

+ 13.6%

Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	24	30	+ 25.0%	1,188	1,257	+ 5.8%
Closed Sales	61	58	-4.9%	869	890	+ 2.4%
Median Sales Price*	\$374,500	\$425,575	+ 13.6%	\$390,000	\$412,750	+ 5.8%
Average Sales Price*	\$445,708	\$506,750	+ 13.7%	\$460,671	\$479,767	+ 4.1%
Price Per Square Foot*	\$218	\$225	+ 3.3%	\$230	\$234	+ 1.8%
Percent of Original List Price Received*	95.4%	95.5%	+ 0.1%	98.3%	97.8%	-0.5%
Days on Market Until Sale	67	60	-10.4%	48	48	0.0%
Inventory of Homes for Sale	108	105	-2.8%	--	--	--
Months Supply of Inventory	1.5	1.4	-6.7%	--	--	--

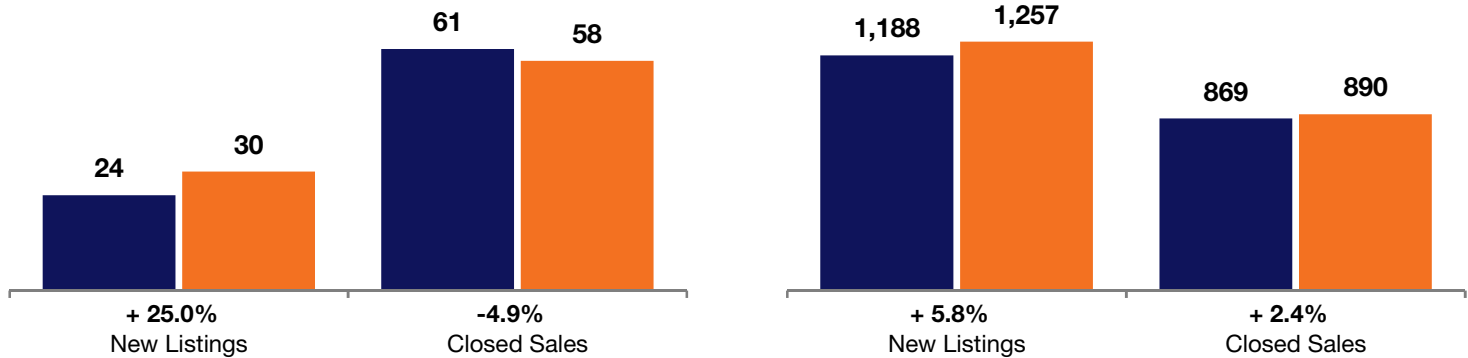
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 2018 ■ 2019

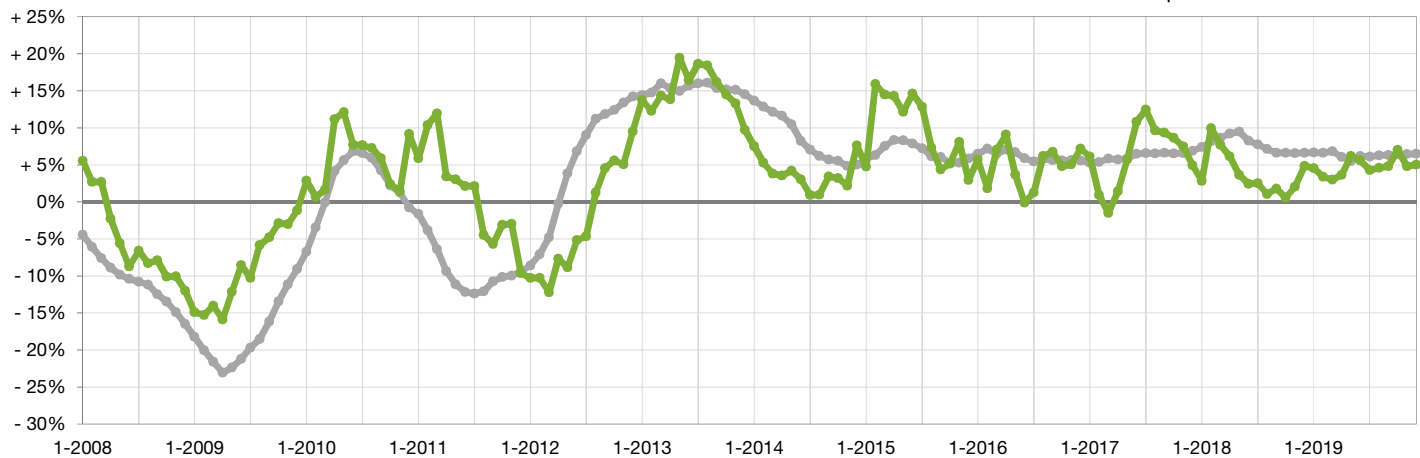
Year to Date

■ 2018 ■ 2019



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

16-County Twin Cities Region —
Minneapolis – Southwest —



** 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 – Southwest

New Listings

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Armatage	8	4	- 50.0%	165	169	+ 2.4%
East Harriet	2	1	- 50.0%	75	76	+ 1.3%
Fulton	4	1	- 75.0%	165	203	+ 23.0%
Kenny	2	7	+ 250.0%	111	105	- 5.4%
King Field	4	4	0.0%	168	165	- 1.8%
Linden Hills	2	4	+ 100.0%	202	223	+ 10.4%
Lynnhurst	0	4	--	155	154	- 0.6%
Tangletown	1	3	+ 200.0%	72	100	+ 38.9%
Windom	1	2	+ 100.0%	75	62	- 17.3%

Closed Sales

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Armatage	7	4	- 42.9%	112	127	+ 13.4%
East Harriet	2	4	+ 100.0%	60	56	- 6.7%
Fulton	7	10	+ 42.9%	108	129	+ 19.4%
Kenny	9	5	- 44.4%	83	78	- 6.0%
King Field	10	13	+ 30.0%	129	132	+ 2.3%
Linden Hills	15	9	- 40.0%	169	140	- 17.2%
Lynnhurst	5	6	+ 20.0%	87	104	+ 19.5%
Tangletown	3	6	+ 100.0%	60	77	+ 28.3%
Windom	3	1	- 66.7%	61	47	- 23.0%

Median Sales Price

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Armatage	\$296,600	\$409,950	+ 38.2%	\$328,500	\$345,150	+ 5.1%
East Harriet	\$228,000	\$422,450	+ 85.3%	\$327,500	\$366,000	+ 11.8%
Fulton	\$540,000	\$590,000	+ 9.3%	\$506,000	\$500,000	- 1.2%
Kenny	\$385,000	\$317,000	- 17.7%	\$352,500	\$348,250	- 1.2%
King Field	\$254,550	\$275,000	+ 8.0%	\$315,550	\$337,890	+ 7.1%
Linden Hills	\$555,000	\$658,000	+ 18.6%	\$529,000	\$578,500	+ 9.4%
Lynnhurst	\$617,000	\$667,450	+ 8.2%	\$549,000	\$536,000	- 2.4%
Tangletown	\$216,000	\$611,400	+ 183.1%	\$356,000	\$452,000	+ 27.0%
Windom	\$335,000	\$402,500	+ 20.1%	\$290,000	\$320,000	+ 10.3%

Days on Market Until Sale

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Armatage	46	76	+ 65.2%	40	49	+ 22.5%
East Harriet	57	60	+ 5.3%	45	46	+ 2.2%
Fulton	113	108	- 4.4%	62	51	- 17.7%
Kenny	54	28	- 48.1%	32	38	+ 18.8%
King Field	50	36	- 28.0%	28	35	+ 25.0%
Linden Hills	85	71	- 16.5%	72	56	- 22.2%
Lynnhurst	67	43	- 35.8%	60	58	- 3.3%
Tangletown	54	63	+ 16.7%	44	49	+ 11.4%
Windom	24	4	- 83.3%	28	38	+ 35.7%

Pct. Of Original Price Received

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Armatage	96.6%	98.8%	+ 2.3%	98.7%	98.9%	+ 0.2%
East Harriet	97.4%	97.2%	- 0.2%	98.3%	97.3%	- 1.0%
Fulton	95.3%	96.0%	+ 0.7%	97.8%	97.7%	- 0.1%
Kenny	96.7%	96.2%	- 0.5%	99.3%	98.1%	- 1.2%
King Field	94.3%	93.5%	- 0.8%	99.5%	98.7%	- 0.8%
Linden Hills	94.0%	94.7%	+ 0.7%	96.5%	97.0%	+ 0.5%
Lynnhurst	92.7%	94.4%	+ 1.8%	97.8%	96.4%	- 1.4%
Tangletown	97.9%	96.2%	- 1.7%	98.3%	98.0%	- 0.3%
Windom	100.3%	100.6%	+ 0.3%	100.7%	98.6%	- 2.1%

Inventory

	12-2018	12-2019	+ / -
Armatage	18	12	- 33.3%
East Harriet	10	10	0.0%
Fulton	20	16	- 20.0%
Kenny	7	5	- 28.6%
King Field	13	10	- 23.1%
Linden Hills	17	30	+ 76.5%
Lynnhurst	16	13	- 18.8%
Tangletown	5	5	0.0%
Windom	2	4	+ 100.0%

Months Supply

	12-2018	12-2019	+ / -
Armatage	2.0	1.1	- 45.0%
East Harriet	2.1	2.1	0.0%
Fulton	2.3	1.5	- 34.8%
Kenny	1.0	0.8	- 20.0%
King Field	1.2	0.9	- 25.0%
Linden Hills	1.3	2.5	+ 92.3%
Lynnhurst	2.0	1.6	- 20.0%
Tangletown	1.0	0.8	- 20.0%
Windom	0.4	1.0	+ 150.0%