

Local Market Update – August 2020

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



- 7.2%

+ 23.4%

+ 15.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

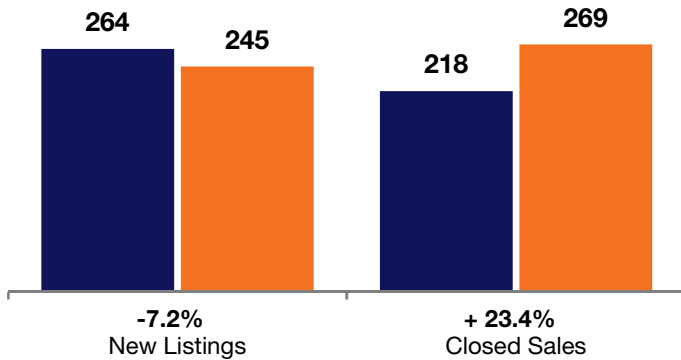
Carver County

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	264	245	-7.2%	2,070	2,068	-0.1%
Closed Sales	218	269	+ 23.4%	1,376	1,430	+ 3.9%
Median Sales Price*	\$325,000	\$376,500	+ 15.8%	\$340,000	\$354,000	+ 4.1%
Average Sales Price*	\$376,527	\$431,025	+ 14.5%	\$383,533	\$403,786	+ 5.3%
Price Per Square Foot*	\$154	\$170	+ 10.4%	\$155	\$161	+ 4.1%
Percent of Original List Price Received*	98.2%	99.1%	+ 0.9%	98.6%	98.9%	+ 0.3%
Days on Market Until Sale	45	48	+ 6.7%	59	54	-8.5%
Inventory of Homes for Sale	485	339	-30.1%	--	--	--
Months Supply of Inventory	2.9	1.9	-34.5%	--	--	--

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

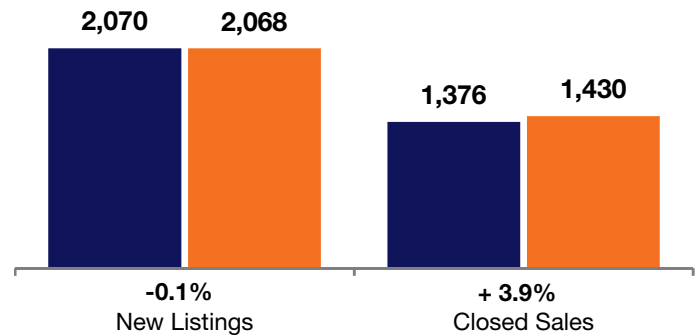
August

■ 2019 ■ 2020



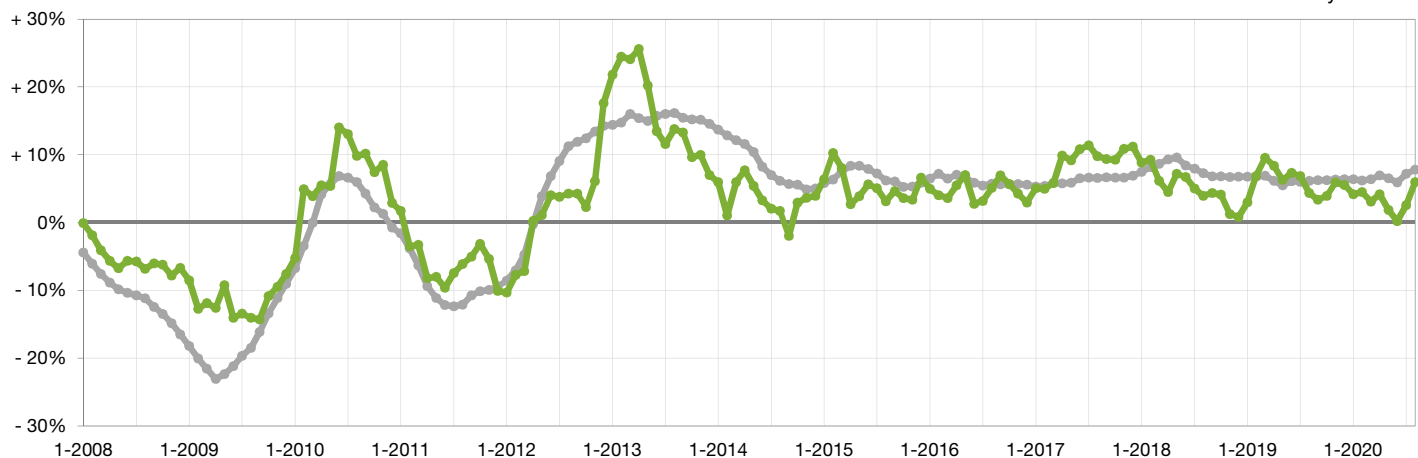
Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —
Carver County —



** 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.