

# Local Market Update – August 2020

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



**+ 87.5%**      **+ 255.6%**      **+ 18.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

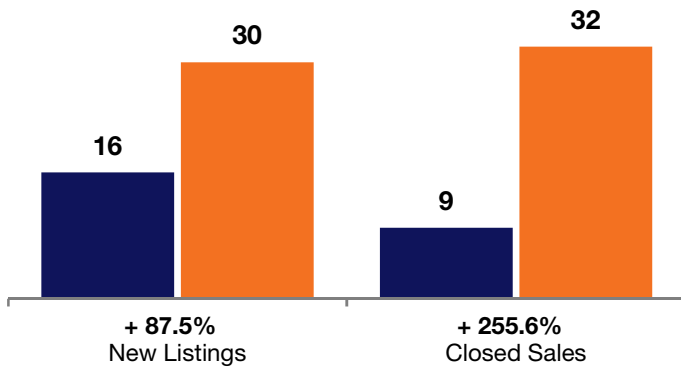
## Carver

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	16	30	+ 87.5%	166	216	+ 30.1%
Closed Sales	9	32	+ 255.6%	83	131	+ 57.8%
Median Sales Price*	\$349,226	<b>\$415,000</b>	+ 18.8%	\$368,750	<b>\$379,800</b>	+ 3.0%
Average Sales Price*	\$359,606	<b>\$419,806</b>	+ 16.7%	\$364,033	<b>\$391,757</b>	+ 7.6%
Price Per Square Foot*	\$152	<b>\$178</b>	+ 17.2%	\$152	<b>\$164</b>	+ 8.0%
Percent of Original List Price Received*	100.0%	<b>98.4%</b>	-1.6%	98.5%	<b>98.5%</b>	0.0%
Days on Market Until Sale	32	<b>59</b>	+ 84.4%	56	<b>66</b>	+ 17.9%
Inventory of Homes for Sale	55	<b>45</b>	-18.2%	--	--	--
Months Supply of Inventory	4.9	<b>2.7</b>	-44.9%	--	--	--

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

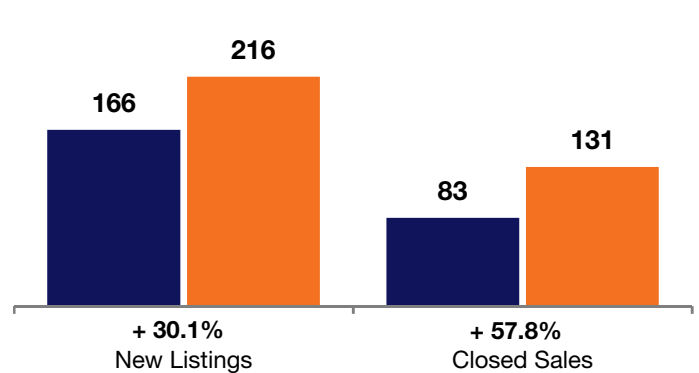
### August

■ 2019 ■ 2020



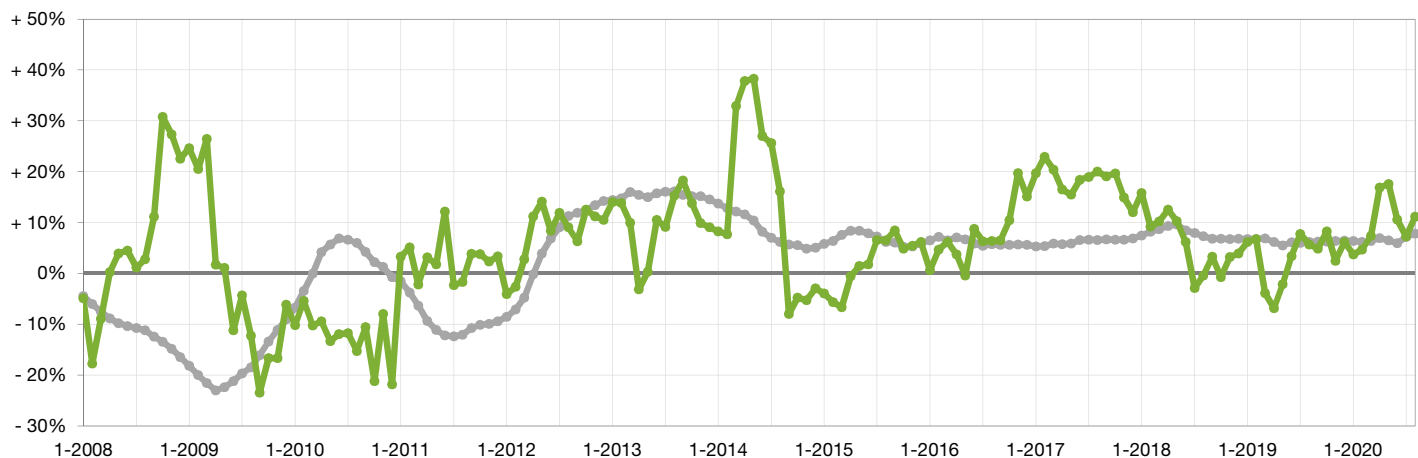
### Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —  
Carver —



\*\* 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.