

Local Market Update – August 2020

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



+ 33.3% **+ 137.5%** **- 70.1%**

Change in
New Listings

Change in
Closed Sales

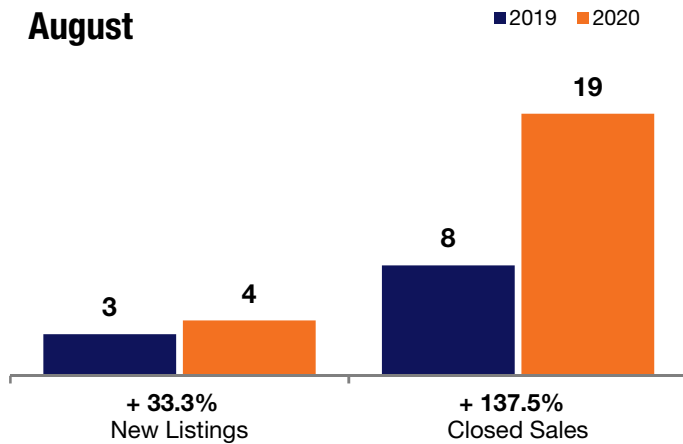
Change in
Median Sales Price

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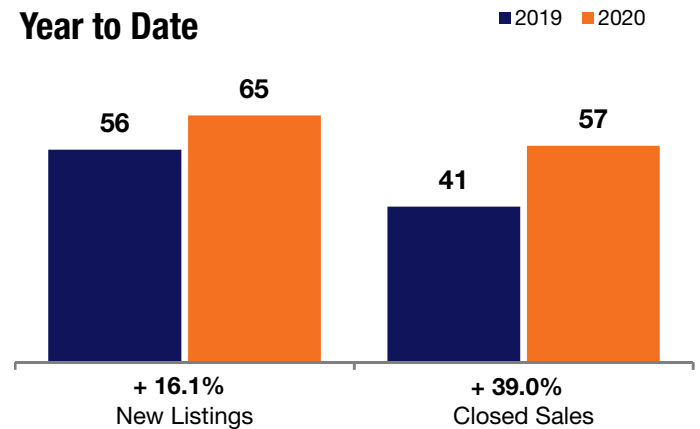
	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	4	+ 33.3%	56	65	+ 16.1%
Closed Sales	8	19	+ 137.5%	41	57	+ 39.0%
Median Sales Price*	\$233,500	\$69,900	-70.1%	\$215,000	\$187,000	-13.0%
Average Sales Price*	\$223,844	\$104,663	-53.2%	\$202,877	\$191,289	-5.7%
Price Per Square Foot*	\$116	\$151	+ 30.3%	\$121	\$126	+ 4.9%
Percent of Original List Price Received*	94.1%	94.1%	0.0%	96.0%	97.9%	+ 2.0%
Days on Market Until Sale	49	167	+ 240.8%	80	84	+ 5.0%
Inventory of Homes for Sale	24	9	-62.5%	--	--	--
Months Supply of Inventory	4.3	1.4	-67.4%	--	--	--

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

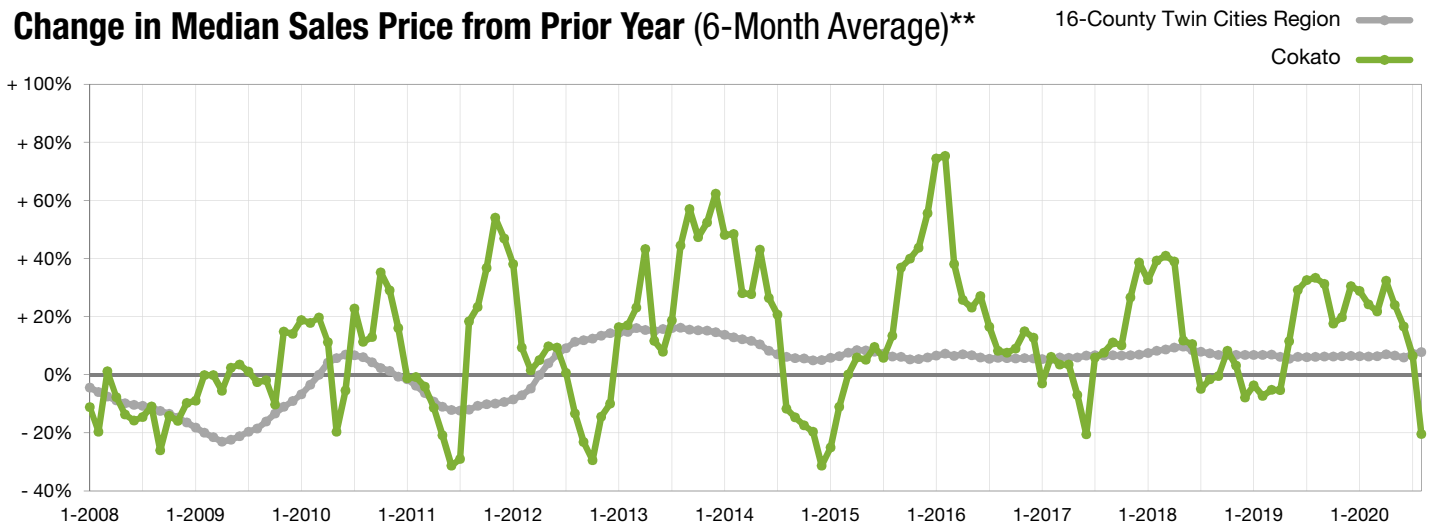
August



Year to Date



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.