

Local Market Update – August 2020

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



+ 46.7% **+ 180.0%** **+ 33.9%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

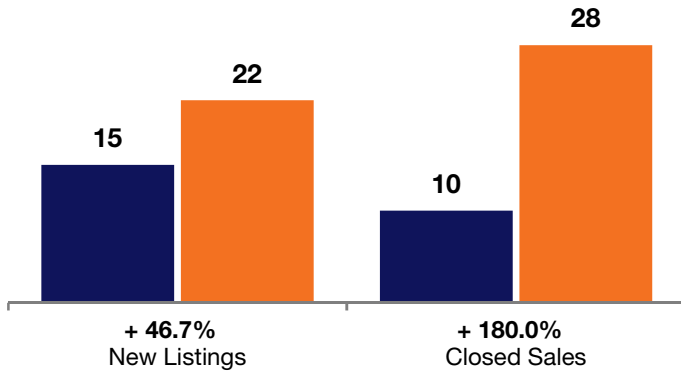
Corcoran

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	15	22	+ 46.7%	109	151	+ 38.5%
Closed Sales	10	28	+ 180.0%	63	106	+ 68.3%
Median Sales Price*	\$396,500	\$531,070	+ 33.9%	\$478,305	\$516,248	+ 7.9%
Average Sales Price*	\$480,190	\$512,857	+ 6.8%	\$498,714	\$504,633	+ 1.2%
Price Per Square Foot*	\$184	\$188	+ 2.4%	\$174	\$182	+ 4.5%
Percent of Original List Price Received*	99.1%	98.5%	-0.6%	97.6%	98.5%	+ 0.9%
Days on Market Until Sale	29	67	+ 131.0%	57	52	-8.8%
Inventory of Homes for Sale	25	17	-32.0%	--	--	--
Months Supply of Inventory	3.4	1.3	-61.8%	--	--	--

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

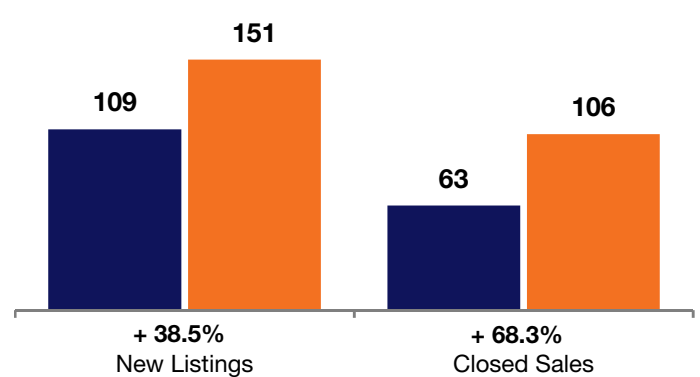
August

■ 2019 ■ 2020



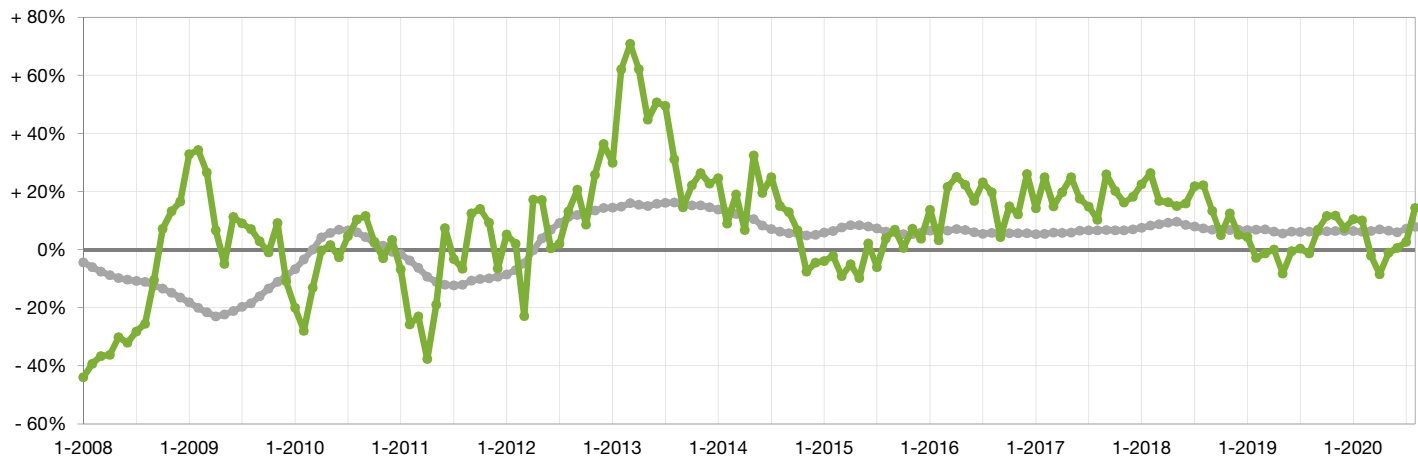
Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region — 16-County Twin Cities Region
Corcoran — Corcoran



** 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.