

Local Market Update – August 2020

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



+ 0.9%

Change in
New Listings

- 5.5%

Change in
Closed Sales

+ 7.7%

Change in
Median Sales Price

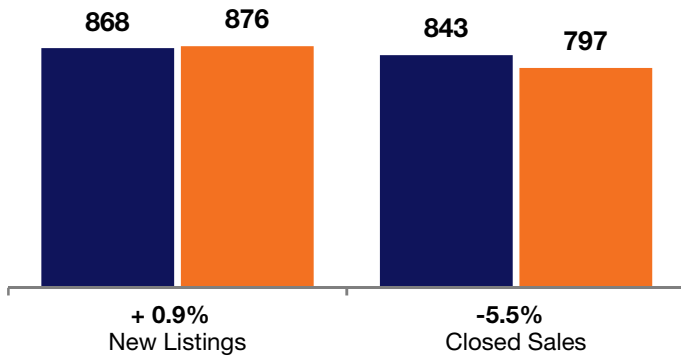
Dakota County

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	868	876	+ 0.9%	6,590	6,122	-7.1%
Closed Sales	843	797	-5.5%	4,983	4,672	-6.2%
Median Sales Price*	\$294,900	\$317,500	+ 7.7%	\$287,000	\$307,000	+ 7.0%
Average Sales Price*	\$319,614	\$345,780	+ 8.2%	\$310,487	\$327,060	+ 5.3%
Price Per Square Foot*	\$146	\$156	+ 6.8%	\$145	\$152	+ 4.3%
Percent of Original List Price Received*	99.5%	100.7%	+ 1.2%	99.6%	99.8%	+ 0.2%
Days on Market Until Sale	33	34	+ 3.0%	39	38	-2.6%
Inventory of Homes for Sale	1,231	815	-33.8%	--	--	--
Months Supply of Inventory	2.0	1.3	-35.0%	--	--	--

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

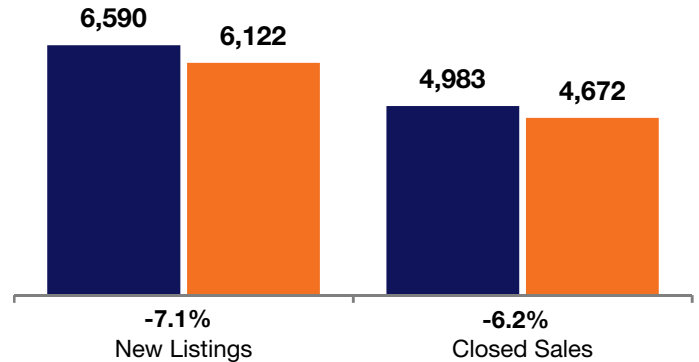
August

■ 2019 ■ 2020



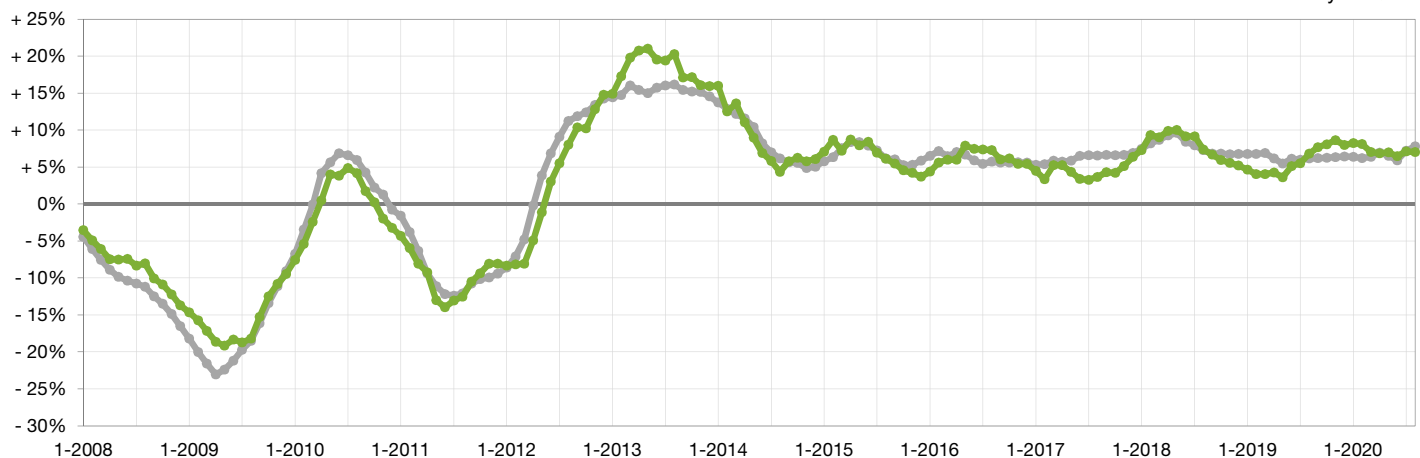
Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region — 16-County Twin Cities Region
Dakota County — Dakota 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.