

# Local Market Update – August 2020

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



**- 23.9%**

**+ 32.0%**

**- 6.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

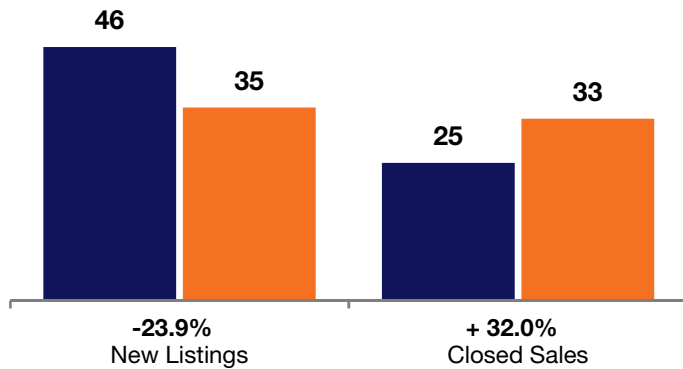
## Dayton

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	46	35	-23.9%	283	321	+ 13.4%
Closed Sales	25	33	+ 32.0%	100	210	+ 110.0%
Median Sales Price*	\$468,265	<b>\$438,750</b>	-6.3%	\$443,750	<b>\$438,325</b>	-1.2%
Average Sales Price*	\$453,740	<b>\$445,658</b>	-1.8%	\$424,058	<b>\$451,467</b>	+ 6.5%
Price Per Square Foot*	\$163	<b>\$180</b>	+ 9.9%	\$166	<b>\$172</b>	+ 3.2%
Percent of Original List Price Received*	99.5%	<b>100.0%</b>	+ 0.5%	98.9%	<b>99.0%</b>	+ 0.1%
Days on Market Until Sale	57	<b>82</b>	+ 43.9%	82	<b>71</b>	-13.4%
Inventory of Homes for Sale	117	<b>52</b>	-55.6%	--	--	--
Months Supply of Inventory	8.3	<b>1.9</b>	-77.1%	--	--	--

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

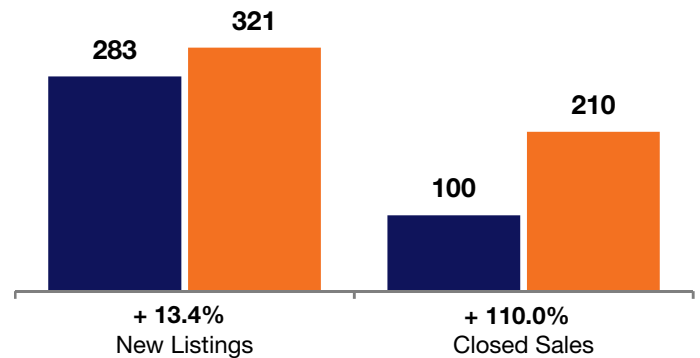
### August

■ 2019 ■ 2020



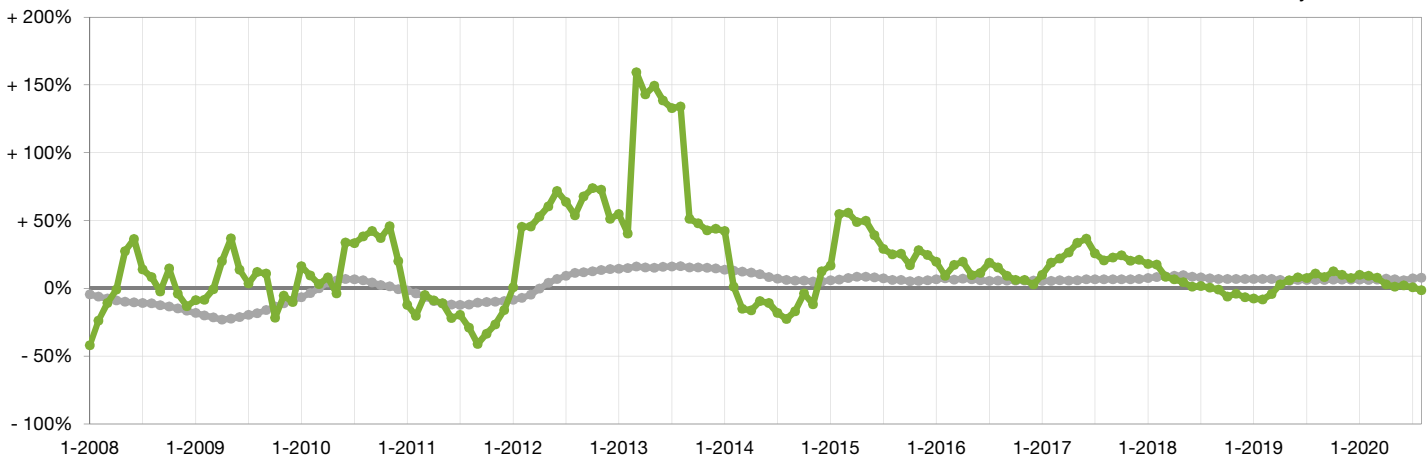
### Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region — 16-County Twin Cities Region  
Dayton — Dayton



\*\* 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.