

Local Market Update – August 2020

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



East Phillips

0.0%

Change in
New Listings

- 40.0%

Change in
Closed Sales

+ 25.4%

Change in
Median Sales Price

August

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	3	0.0%	20	25	+ 25.0%
Closed Sales	5	3	-40.0%	16	20	+ 25.0%
Median Sales Price*	\$167,500	\$209,999	+ 25.4%	\$175,000	\$210,000	+ 20.0%
Average Sales Price*	\$162,188	\$212,666	+ 31.1%	\$180,777	\$212,335	+ 17.5%
Price Per Square Foot*	\$169	\$109	-35.4%	\$146	\$147	+ 0.3%
Percent of Original List Price Received*	98.9%	116.0%	+ 17.3%	100.1%	106.6%	+ 6.5%
Days on Market Until Sale	25	42	+ 68.0%	48	38	-20.8%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

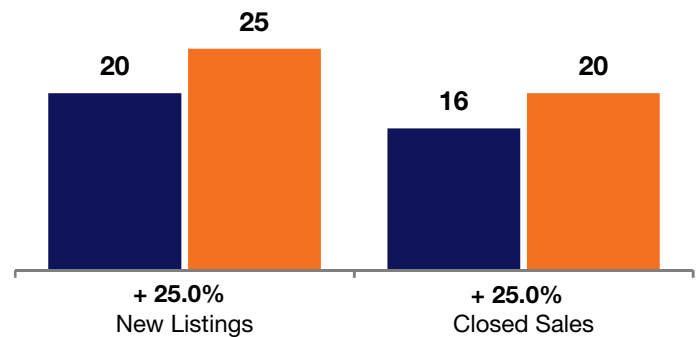
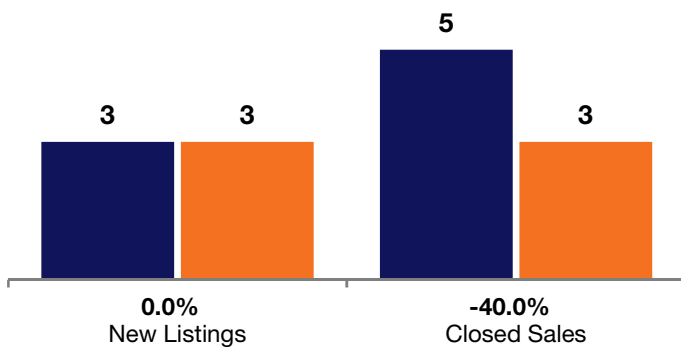
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2019 ■ 2020

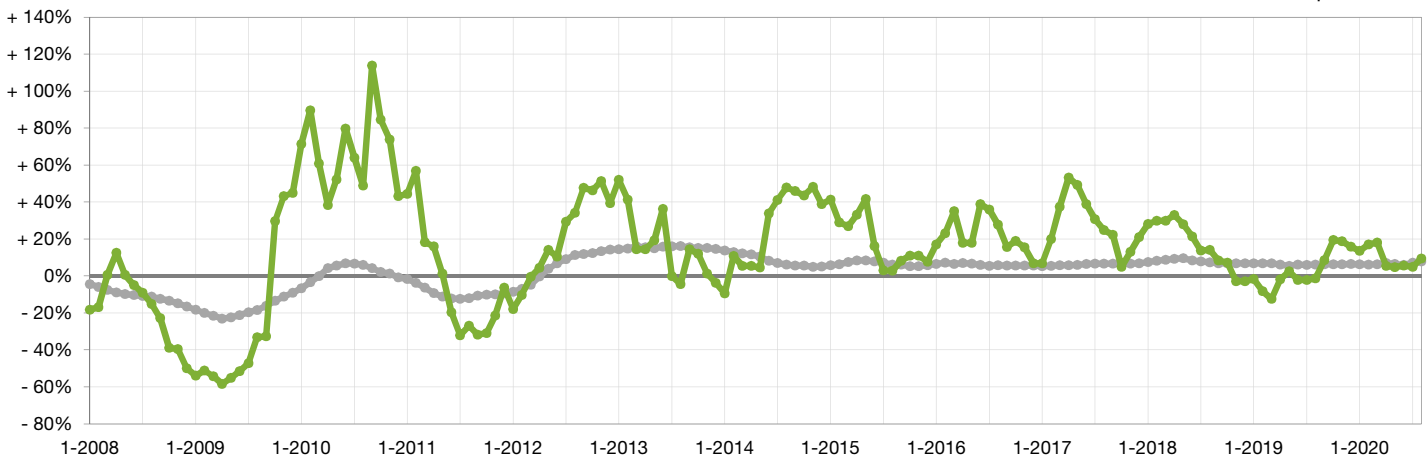
Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —
East Phillips —



** 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.