

# Local Market Update – August 2020

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



## Greenwood

**- 50.0%**

Change in  
New Listings

**+ 50.0%**

Change in  
Closed Sales

**+ 2.6%**

Change in  
Median Sales Price

### August

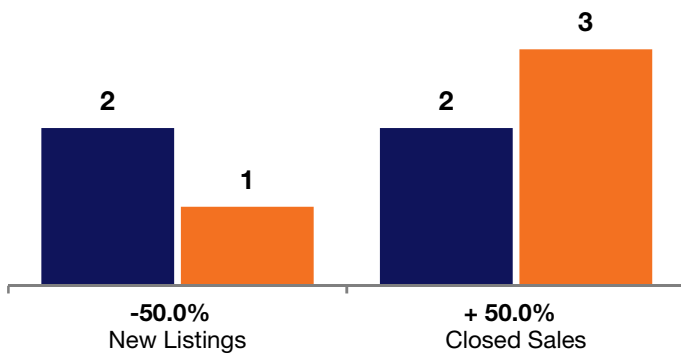
### Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	2	1	-50.0%	19	7	-63.2%
Closed Sales	2	3	+ 50.0%	11	6	-45.5%
Median Sales Price*	\$955,000	<b>\$980,000</b>	+ 2.6%	\$960,000	<b>\$1,002,500</b>	+ 4.4%
Average Sales Price*	\$955,000	<b>\$840,000</b>	-12.0%	\$977,027	<b>\$996,333</b>	+ 2.0%
Price Per Square Foot*	\$400	<b>\$340</b>	-15.1%	\$414	<b>\$395</b>	-4.5%
Percent of Original List Price Received*	98.3%	<b>97.2%</b>	-1.1%	96.7%	<b>95.2%</b>	-1.6%
Days on Market Until Sale	11	<b>101</b>	+ 818.2%	71	<b>87</b>	+ 22.5%
Inventory of Homes for Sale	4	<b>1</b>	-75.0%	--	--	--
Months Supply of Inventory	2.8	<b>0.8</b>	-71.4%	--	--	--

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

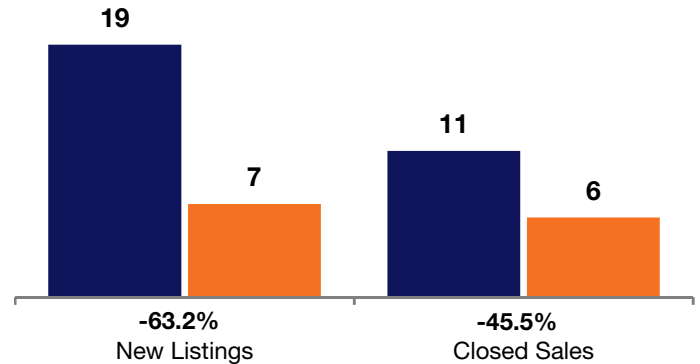
### August

■ 2019 ■ 2020



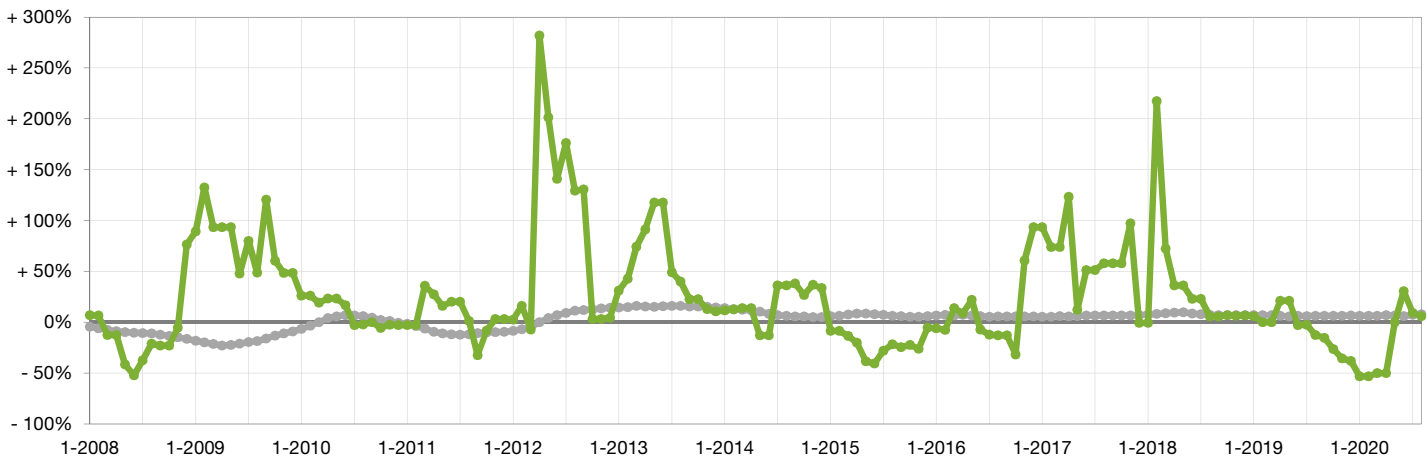
### Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region — Grey line  
Greenwood — Green line



\*\* 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.