



# Minneapolis – Nokomis

**+ 66.7%**

Change in  
New Listings

**+ 33.8%**

Change in  
Closed Sales

**+ 13.0%**

Change in  
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	81	135	+ 66.7%	619	743	+ 20.0%
Closed Sales	71	95	+ 33.8%	510	550	+ 7.8%
Median Sales Price*	\$285,075	<b>\$322,250</b>	+ 13.0%	\$290,750	<b>\$329,950</b>	+ 13.5%
Average Sales Price*	\$300,411	<b>\$340,312</b>	+ 13.3%	\$311,669	<b>\$345,827</b>	+ 11.0%
Price Per Square Foot*	\$193	<b>\$218</b>	+ 12.8%	\$199	<b>\$211</b>	+ 6.0%
Percent of Original List Price Received*	100.9%	<b>102.3%</b>	+ 1.4%	100.0%	<b>101.2%</b>	+ 1.2%
Days on Market Until Sale	21	<b>18</b>	-14.3%	36	<b>29</b>	-19.4%
Inventory of Homes for Sale	86	<b>106</b>	+ 23.3%	--	--	--
Months Supply of Inventory	1.4	<b>1.6</b>	+ 14.3%	--	--	--

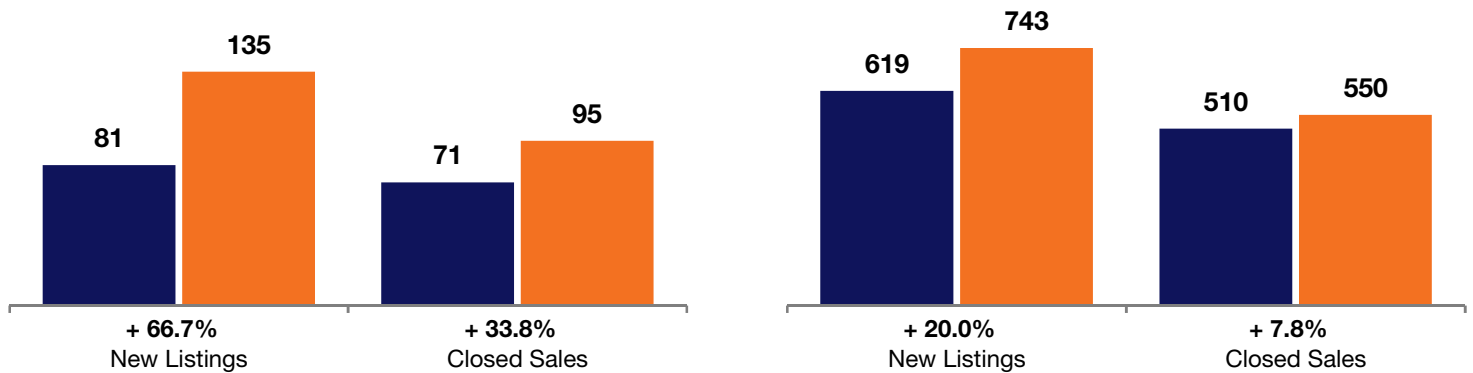
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## August

■ 2019 ■ 2020

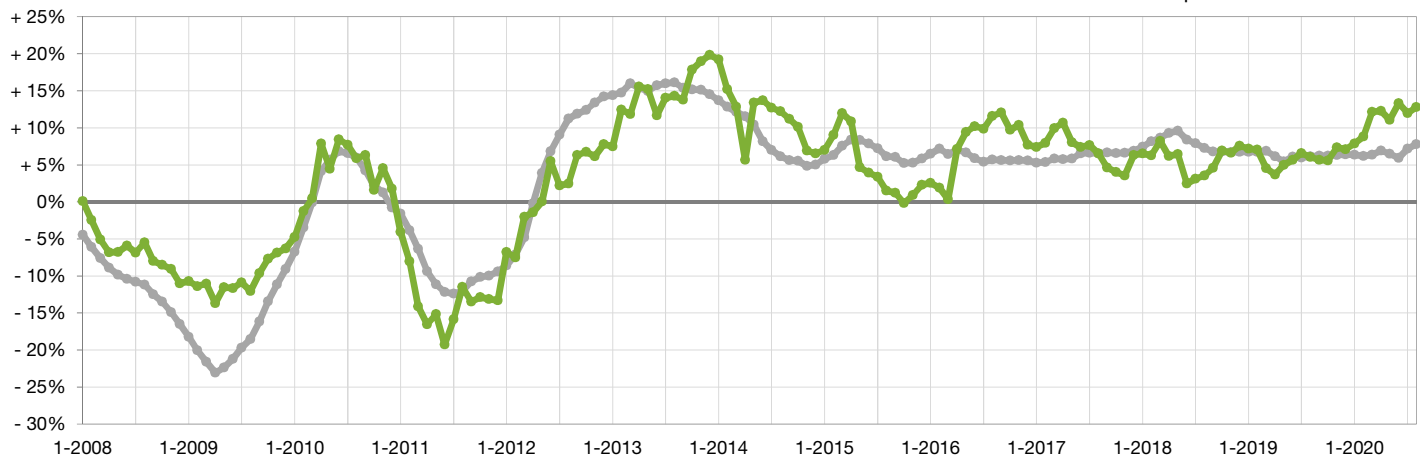
## Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —  
Minneapolis – Nokomis —



\*\* 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.

# Local Market Update – August 2020

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



## Neighborhoods of Minneapolis – Nokomis

### New Listings

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Diamond Lake	13	17	+ 30.8%	98	113	+ 15.3%
Ericsson	6	11	+ 83.3%	52	54	+ 3.8%
Field	5	11	+ 120.0%	50	61	+ 22.0%
Hale	13	12	- 7.7%	60	66	+ 10.0%
Keewaydin	5	15	+ 200.0%	43	59	+ 37.2%
Minnehaha	13	13	0.0%	74	84	+ 13.5%
Morris Park	7	16	+ 128.6%	66	65	- 1.5%
Northrop	5	13	+ 160.0%	53	73	+ 37.7%
Page	3	6	+ 100.0%	23	32	+ 39.1%
Regina	3	10	+ 233.3%	32	51	+ 59.4%
Wenonah	8	11	+ 37.5%	68	85	+ 25.0%

### Closed Sales

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Diamond Lake	11	16	+ 45.5%	82	82	0.0%
Ericsson	6	9	+ 50.0%	45	39	- 13.3%
Field	5	8	+ 60.0%	32	41	+ 28.1%
Hale	2	2	0.0%	40	49	+ 22.5%
Keewaydin	10	6	- 40.0%	40	37	- 7.5%
Minnehaha	10	13	+ 30.0%	65	69	+ 6.2%
Morris Park	5	8	+ 60.0%	54	49	- 9.3%
Northrop	8	10	+ 25.0%	48	56	+ 16.7%
Page	1	3	+ 200.0%	19	28	+ 47.4%
Regina	5	8	+ 60.0%	28	34	+ 21.4%
Wenonah	8	12	+ 50.0%	57	66	+ 15.8%

### Median Sales Price

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Diamond Lake	\$292,000	\$398,750	+ 36.6%	\$347,500	\$392,250	+ 12.9%
Ericsson	\$295,000	\$306,000	+ 3.7%	\$285,000	\$322,000	+ 13.0%
Field	\$285,640	\$305,000	+ 6.8%	\$322,500	\$352,500	+ 9.3%
Hale	\$456,750	\$409,500	- 10.3%	\$377,500	\$405,000	+ 7.3%
Keewaydin	\$303,750	\$332,450	+ 9.4%	\$345,000	\$349,900	+ 1.4%
Minnehaha	\$226,450	\$327,500	+ 44.6%	\$250,000	\$279,500	+ 11.8%
Morris Park	\$243,000	\$271,500	+ 11.7%	\$245,000	\$259,950	+ 6.1%
Northrop	\$295,000	\$345,000	+ 16.9%	\$302,000	\$336,000	+ 11.3%
Page	\$435,000	\$475,000	+ 9.2%	\$435,000	\$446,000	+ 2.5%
Regina	\$255,000	\$322,500	+ 26.5%	\$224,450	\$310,500	+ 38.3%
Wenonah	\$283,075	\$285,000	+ 0.7%	\$270,000	\$285,000	+ 5.6%

### Days on Market Until Sale

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Diamond Lake	23	19	- 17.4%	40	32	- 20.0%
Ericsson	8	13	+ 62.5%	22	29	+ 31.8%
Field	17	11	- 35.3%	55	33	- 40.0%
Hale	29	15	- 48.3%	36	36	0.0%
Keewaydin	15	22	+ 46.7%	20	20	0.0%
Minnehaha	27	11	- 59.3%	31	27	- 12.9%
Morris Park	19	10	- 47.4%	36	27	- 25.0%
Northrop	32	19	- 40.6%	38	19	- 50.0%
Page	32	34	+ 6.3%	95	45	- 52.6%
Regina	22	35	+ 59.1%	37	23	- 37.8%
Wenonah	15	18	+ 20.0%	29	27	- 6.9%

### Pct. Of Original Price Received

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Diamond Lake	99.1%	100.4%	+ 1.3%	99.4%	100.3%	+ 0.9%
Ericsson	100.4%	103.1%	+ 2.7%	99.8%	101.6%	+ 1.8%
Field	99.9%	102.9%	+ 3.0%	98.8%	101.9%	+ 3.1%
Hale	100.0%	104.7%	+ 4.7%	100.7%	99.3%	- 1.4%
Keewaydin	103.6%	103.2%	- 0.4%	101.4%	103.2%	+ 1.8%
Minnehaha	100.8%	103.8%	+ 3.0%	99.3%	100.5%	+ 1.2%
Morris Park	102.1%	104.1%	+ 2.0%	101.6%	102.4%	+ 0.8%
Northrop	100.3%	104.3%	+ 4.0%	99.5%	102.7%	+ 3.2%
Page	98.9%	95.2%	- 3.7%	97.3%	98.3%	+ 1.0%
Regina	99.5%	99.9%	+ 0.4%	99.5%	102.6%	+ 3.1%
Wenonah	102.3%	101.8%	- 0.5%	101.4%	101.0%	- 0.4%

### Inventory

	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
Diamond Lake	15	15	0.0%	1.6	1.5	- 6.3%
Ericsson	9	9	0.0%	1.7	1.9	+ 11.8%
Field	8	9	+ 12.5%	1.8	1.8	0.0%
Hale	14	10	- 28.6%	2.7	1.5	- 44.4%
Keewaydin	1	11	+ 1000.0%	0.2	2.2	+ 1000.0%
Minnehaha	9	12	+ 33.3%	1.2	1.4	+ 16.7%
Morris Park	6	10	+ 66.7%	0.9	1.8	+ 100.0%
Northrop	7	6	- 14.3%	1.2	0.9	- 25.0%
Page	4	3	- 25.0%	1.6	0.9	- 43.8%
Regina	4	8	+ 100.0%	1.2	1.9	+ 58.3%
Wenonah	9	13	+ 44.4%	1.2	1.8	+ 50.0%

### Months Supply