



# Minneapolis – Southwest

**+ 37.3%**

Change in  
New Listings

**+ 6.4%**

Change in  
Closed Sales

**+ 34.6%**

Change in  
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	118	162	+ 37.3%	926	966	+ 4.3%
Closed Sales	94	100	+ 6.4%	624	644	+ 3.2%
Median Sales Price*	\$390,000	\$525,000	+ 34.6%	\$415,000	\$431,500	+ 4.0%
Average Sales Price*	\$508,760	\$609,888	+ 19.9%	\$481,303	\$503,976	+ 4.7%
Price Per Square Foot*	\$242	\$262	+ 8.0%	\$236	\$245	+ 3.6%
Percent of Original List Price Received*	98.0%	98.2%	+ 0.2%	98.2%	98.4%	+ 0.2%
Days on Market Until Sale	34	40	+ 17.6%	48	48	0.0%
Inventory of Homes for Sale	190	176	-7.4%	--	--	--
Months Supply of Inventory	2.6	2.2	-15.4%	--	--	--

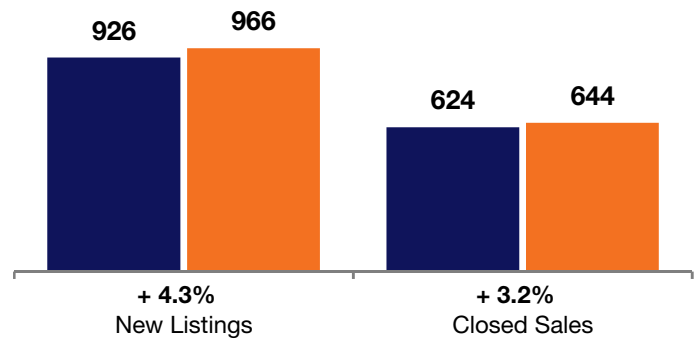
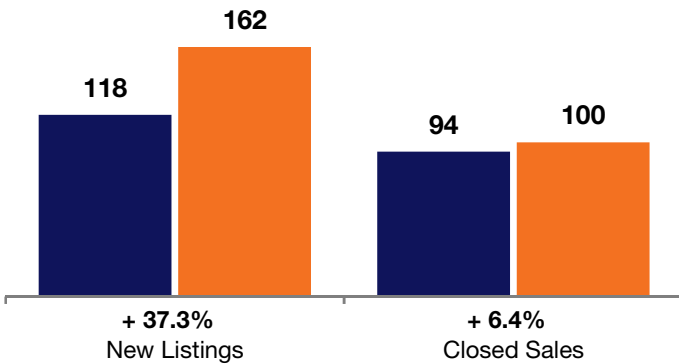
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## August

■ 2019 ■ 2020

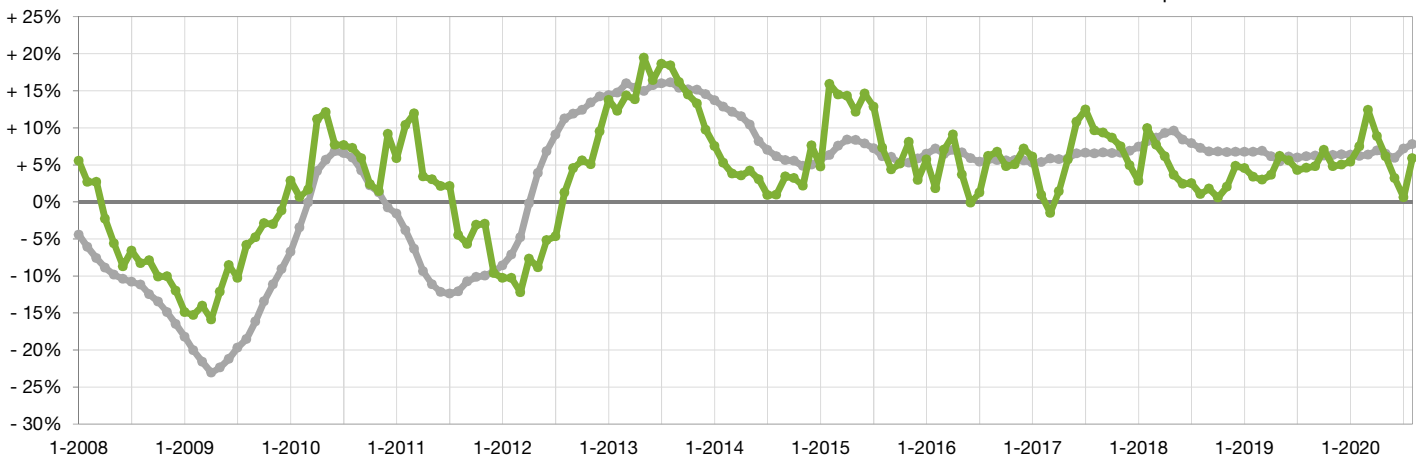
## Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —  
Minneapolis – Southwest —



\*\* 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 – Southwest

### New Listings

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Armatage	19	25	+ 31.6%	128	125	- 2.3%
East Harriet	7	14	+ 100.0%	54	73	+ 35.2%
Fulton	20	10	- 50.0%	154	126	- 18.2%
Kenny	10	14	+ 40.0%	78	85	+ 9.0%
King Field	13	22	+ 69.2%	116	121	+ 4.3%
Linden Hills	23	36	+ 56.5%	166	179	+ 7.8%
Lynnhurst	15	15	0.0%	107	118	+ 10.3%
Tangletown	7	16	+ 128.6%	73	72	- 1.4%
Windom	4	10	+ 150.0%	50	67	+ 34.0%

### Closed Sales

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Armatage	12	12	0.0%	92	88	- 4.3%
East Harriet	6	5	- 16.7%	38	45	+ 18.4%
Fulton	11	15	+ 36.4%	94	78	- 17.0%
Kenny	9	8	- 11.1%	60	63	+ 5.0%
King Field	17	10	- 41.2%	92	80	- 13.0%
Linden Hills	19	20	+ 5.3%	97	109	+ 12.4%
Lynnhurst	7	15	+ 114.3%	68	90	+ 32.4%
Tangletown	7	11	+ 57.1%	49	49	0.0%
Windom	6	4	- 33.3%	34	42	+ 23.5%

### Median Sales Price

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Armatage	\$375,000	\$396,625	+ 5.8%	\$354,000	\$400,000	+ 13.0%
East Harriet	\$274,200	\$500,000	+ 82.3%	\$364,200	\$392,000	+ 7.6%
Fulton	\$504,500	\$529,900	+ 5.0%	\$497,500	\$517,500	+ 4.0%
Kenny	\$342,900	\$413,000	+ 20.4%	\$354,250	\$375,900	+ 6.1%
King Field	\$295,000	\$433,200	+ 46.8%	\$350,000	\$335,950	- 4.0%
Linden Hills	\$549,000	\$639,750	+ 16.5%	\$577,000	\$529,450	- 8.2%
Lynnhurst	\$632,500	\$694,400	+ 9.8%	\$549,900	\$600,000	+ 9.1%
Tangletown	\$415,000	\$613,000	+ 47.7%	\$400,000	\$475,000	+ 18.8%
Windom	\$298,750	\$346,000	+ 15.8%	\$323,750	\$346,000	+ 6.9%

### Days on Market Until Sale

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Armatage	43	27	- 37.2%	50	43	- 14.0%
East Harriet	31	75	+ 141.9%	41	58	+ 41.5%
Fulton	44	61	+ 38.6%	49	65	+ 32.7%
Kenny	39	20	- 48.7%	38	32	- 15.8%
King Field	16	29	+ 81.3%	38	37	- 2.6%
Linden Hills	46	38	- 17.4%	54	57	+ 5.6%
Lynnhurst	27	48	+ 77.8%	66	61	- 7.6%
Tangletown	38	32	- 15.8%	46	34	- 26.1%
Windom	14	23	+ 64.3%	39	30	- 23.1%

### Pct. Of Original Price Received

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Armatage	98.5%	98.7%	+ 0.2%	99.0%	99.1%	+ 0.1%
East Harriet	96.7%	94.4%	- 2.4%	97.6%	96.3%	- 1.3%
Fulton	96.8%	99.0%	+ 2.3%	98.1%	97.7%	- 0.4%
Kenny	96.9%	102.2%	+ 5.5%	98.7%	99.9%	+ 1.2%
King Field	99.7%	100.6%	+ 0.9%	98.7%	99.7%	+ 1.0%
Linden Hills	96.5%	96.1%	- 0.4%	97.7%	97.0%	- 0.7%
Lynnhurst	98.5%	97.9%	- 0.6%	96.3%	97.7%	+ 1.5%
Tangletown	97.4%	97.8%	+ 0.4%	98.5%	99.1%	+ 0.6%
Windom	101.7%	98.0%	- 3.6%	99.2%	100.4%	+ 1.2%

### Inventory

	8-2019	8-2020	+ / -
Armatage	21	17	- 19.0%
East Harriet	16	16	0.0%
Fulton	36	19	- 47.2%
Kenny	16	14	- 12.5%
King Field	12	18	+ 50.0%
Linden Hills	49	52	+ 6.1%
Lynnhurst	19	16	- 15.8%
Tangletown	16	10	- 37.5%
Windom	5	14	+ 180.0%

### Months Supply

	8-2019	8-2020	+ / -
Armatage	2.0	1.5	- 25.0%
East Harriet	3.8	2.8	- 26.3%
Fulton	3.4	1.9	- 44.1%
Kenny	2.4	1.9	- 20.8%
King Field	1.1	1.7	+ 54.5%
Linden Hills	4.0	3.8	- 5.0%
Lynnhurst	2.3	1.5	- 34.8%
Tangletown	3.0	1.4	- 53.3%
Windom	1.2	2.9	+ 141.7%