

Local Market Update – August 2020

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



+ 128.6%

+ 60.0%

+ 11.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

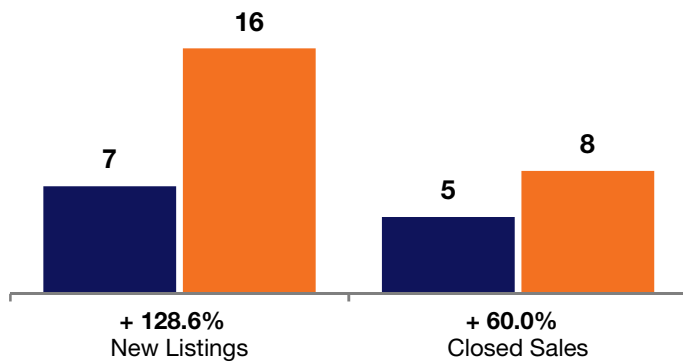
Morris Park

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	16	+ 128.6%	66	65	-1.5%
Closed Sales	5	8	+ 60.0%	54	49	-9.3%
Median Sales Price*	\$243,000	\$271,500	+ 11.7%	\$245,000	\$259,950	+ 6.1%
Average Sales Price*	\$238,980	\$294,438	+ 23.2%	\$245,215	\$263,779	+ 7.6%
Price Per Square Foot*	\$204	\$208	+ 2.2%	\$196	\$210	+ 7.6%
Percent of Original List Price Received*	102.1%	104.1%	+ 2.0%	101.6%	102.4%	+ 0.8%
Days on Market Until Sale	19	10	-47.4%	36	27	-25.0%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

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

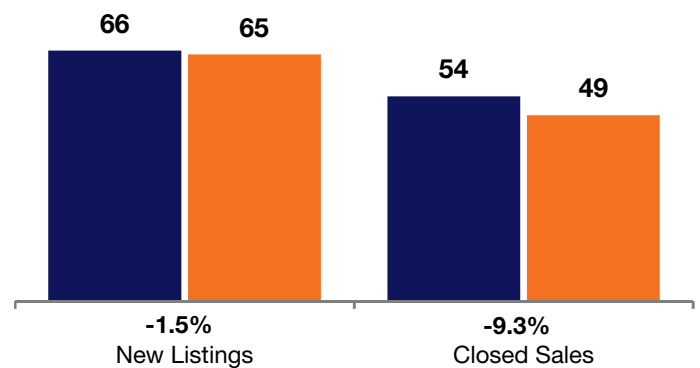
August

■ 2019 ■ 2020



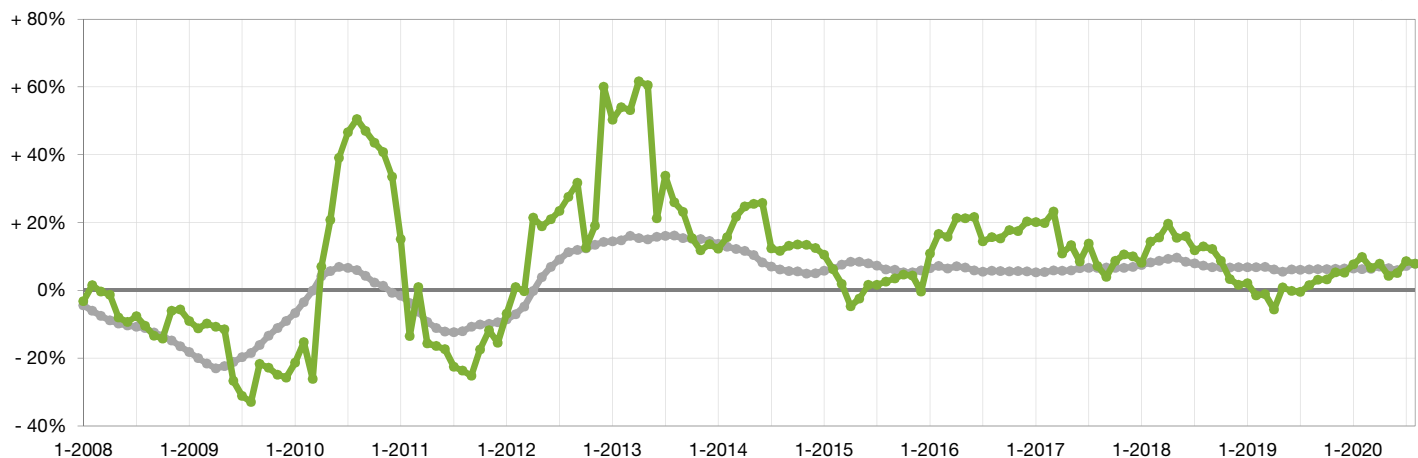
Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —
Morris Park —



** 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.