

# Local Market Update – August 2020

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



## Near North

**0.0%**

Change in  
New Listings

**0.0%**

Change in  
Closed Sales

**- 14.6%**

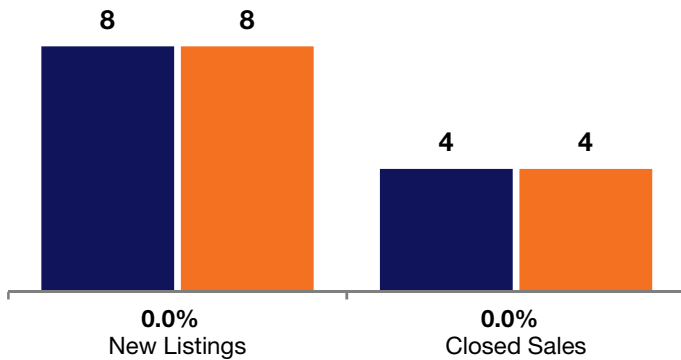
Change in  
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	8	0.0%	32	37	+ 15.6%
Closed Sales	4	4	0.0%	24	24	0.0%
Median Sales Price*	\$222,500	<b>\$189,950</b>	-14.6%	\$212,500	<b>\$210,813</b>	-0.8%
Average Sales Price*	\$216,225	<b>\$176,449</b>	-18.4%	\$212,375	<b>\$222,701</b>	+ 4.9%
Price Per Square Foot*	\$137	<b>\$127</b>	-7.6%	\$131	<b>\$129</b>	-1.8%
Percent of Original List Price Received*	101.1%	<b>93.9%</b>	-7.1%	104.6%	<b>100.2%</b>	-4.2%
Days on Market Until Sale	19	<b>28</b>	+ 47.4%	48	<b>40</b>	-16.7%
Inventory of Homes for Sale	7	<b>9</b>	+ 28.6%	--	--	--
Months Supply of Inventory	1.8	<b>2.9</b>	+ 61.1%	--	--	--

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

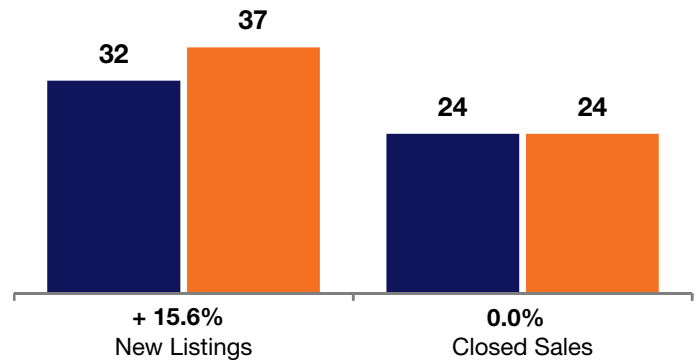
### August

■ 2019 ■ 2020



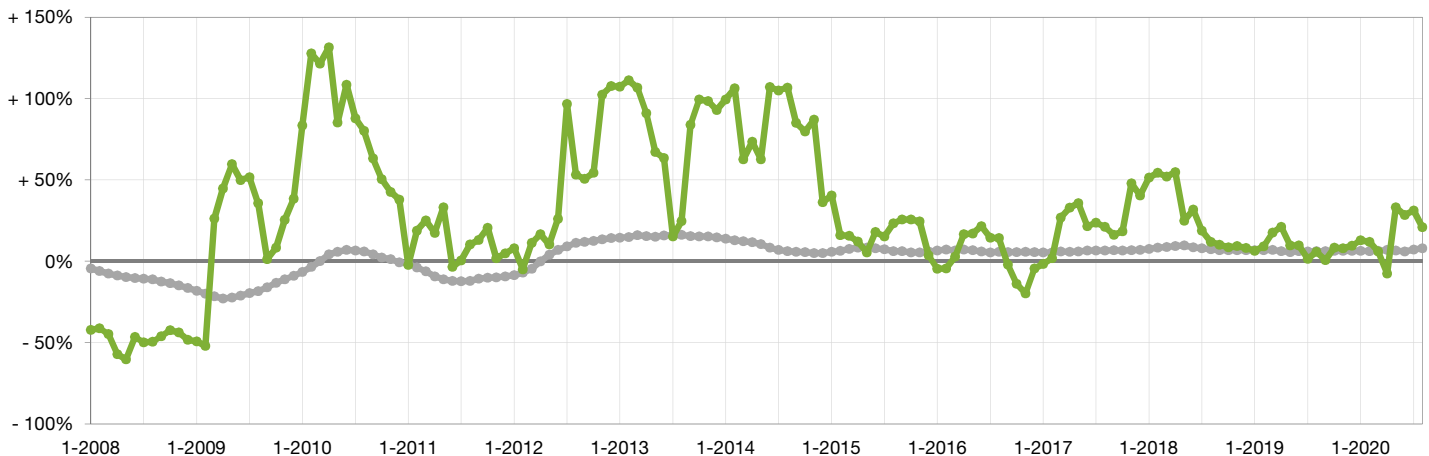
### Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region — 16-County Twin Cities Region  
Near North — Near North



\*\* 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.