

Local Market Update – August 2020

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



North Loop

+ 3.7%

Change in
New Listings

+ 33.3%

Change in
Closed Sales

+ 7.4%

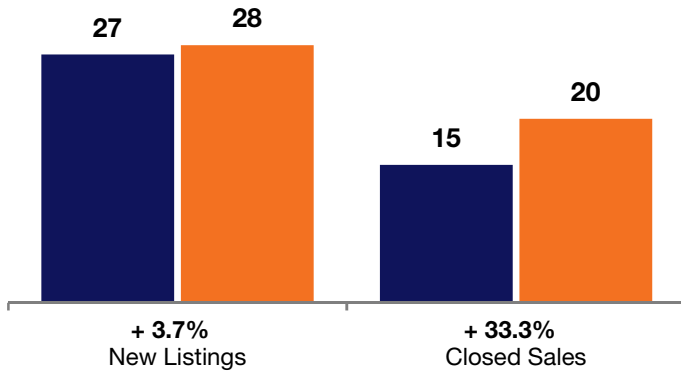
Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	27	28	+ 3.7%	253	208	-17.8%
Closed Sales	15	20	+ 33.3%	126	99	-21.4%
Median Sales Price*	\$356,000	\$382,500	+ 7.4%	\$373,000	\$380,000	+ 1.9%
Average Sales Price*	\$426,460	\$474,640	+ 11.3%	\$444,334	\$447,823	+ 0.8%
Price Per Square Foot*	\$303	\$345	+ 14.0%	\$320	\$343	+ 7.3%
Percent of Original List Price Received*	96.6%	97.1%	+ 0.5%	97.8%	98.1%	+ 0.3%
Days on Market Until Sale	45	52	+ 15.6%	53	48	-9.4%
Inventory of Homes for Sale	68	70	+ 2.9%	--	--	--
Months Supply of Inventory	3.9	5.1	+ 30.8%	--	--	--

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

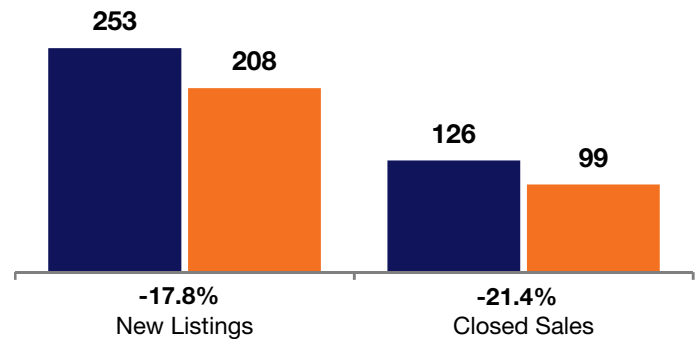
August

■ 2019 ■ 2020



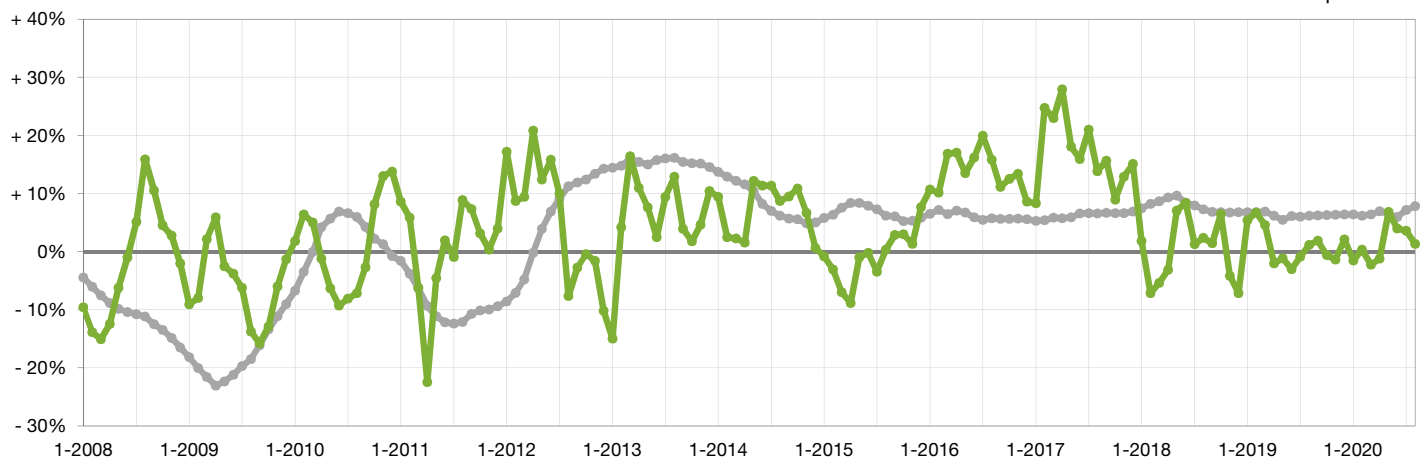
Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region — Grey line
North Loop — 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.