

# Local Market Update – August 2020

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



**- 64.3%**

**+ 33.3%**

**+ 11.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

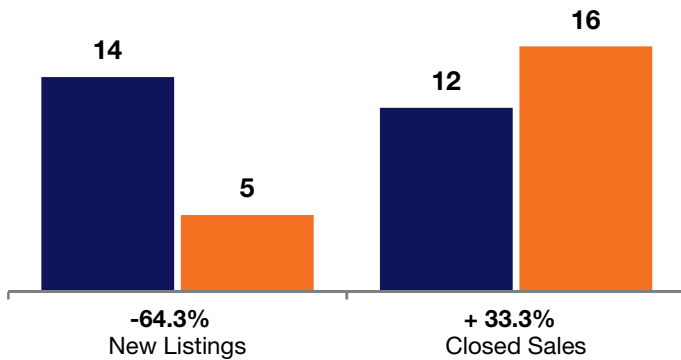
## North Oaks

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	5	-64.3%	107	94	-12.1%
Closed Sales	12	16	+ 33.3%	60	83	+ 38.3%
Median Sales Price*	\$725,000	<b>\$807,500</b>	+ 11.4%	\$779,900	<b>\$777,000</b>	-0.4%
Average Sales Price*	\$807,199	<b>\$772,198</b>	-4.3%	\$823,285	<b>\$809,097</b>	-1.7%
Price Per Square Foot*	\$185	<b>\$180</b>	-2.5%	\$195	<b>\$187</b>	-4.3%
Percent of Original List Price Received*	92.5%	<b>96.8%</b>	+ 4.6%	96.3%	<b>95.1%</b>	-1.2%
Days on Market Until Sale	176	<b>88</b>	-50.0%	108	<b>125</b>	+ 15.7%
Inventory of Homes for Sale	44	<b>26</b>	-40.9%	--	--	--
Months Supply of Inventory	6.4	<b>2.9</b>	-54.7%	--	--	--

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

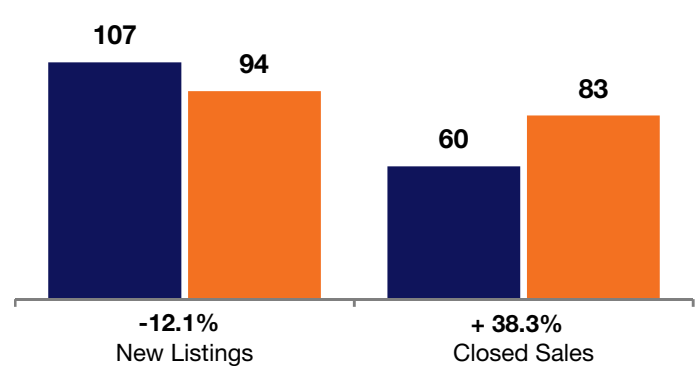
### August

■ 2019 ■ 2020



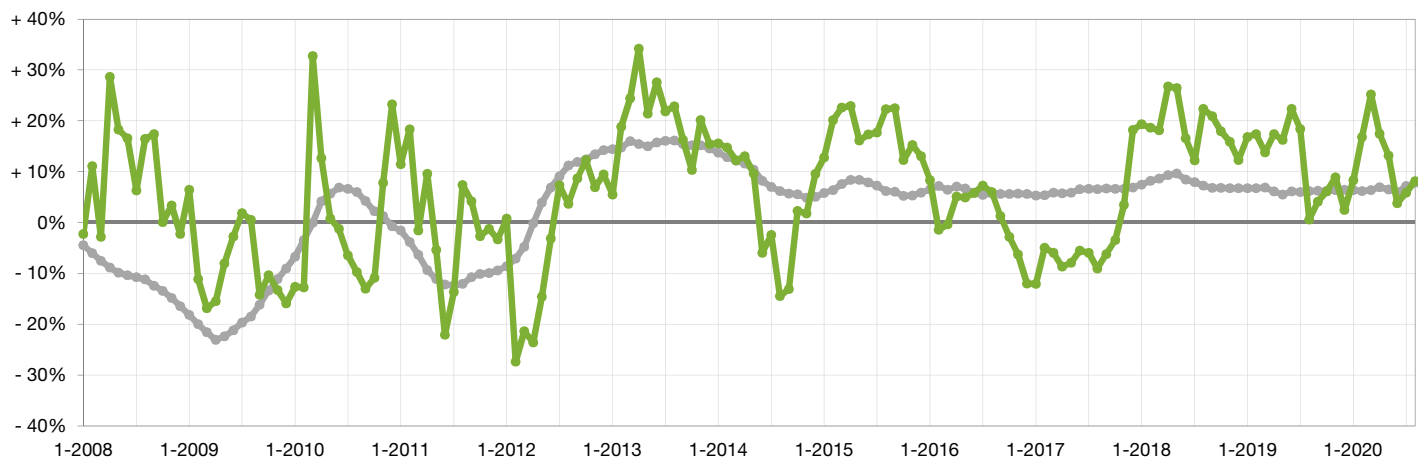
### Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —  
North Oaks —



\*\* 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.