

Local Market Update – August 2020

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



+ 29.4%

- 40.0%

- 7.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

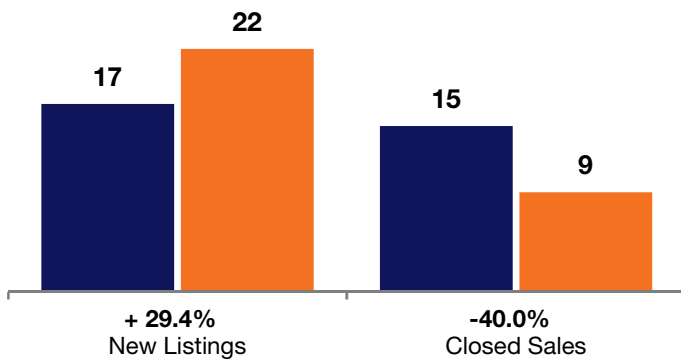
Oak Grove

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	17	22	+ 29.4%	140	121	-13.6%
Closed Sales	15	9	-40.0%	90	75	-16.7%
Median Sales Price*	\$410,000	\$379,900	-7.3%	\$335,000	\$355,000	+ 6.0%
Average Sales Price*	\$403,029	\$395,964	-1.8%	\$359,162	\$379,256	+ 5.6%
Price Per Square Foot*	\$135	\$186	+ 38.5%	\$153	\$177	+ 16.3%
Percent of Original List Price Received*	97.0%	100.7%	+ 3.8%	99.4%	100.5%	+ 1.1%
Days on Market Until Sale	46	32	-30.4%	73	48	-34.2%
Inventory of Homes for Sale	37	26	-29.7%	--	--	--
Months Supply of Inventory	3.2	2.4	-25.0%	--	--	--

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

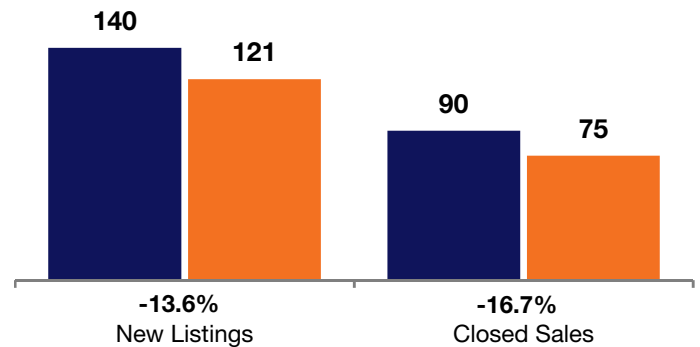
August

■ 2019 ■ 2020



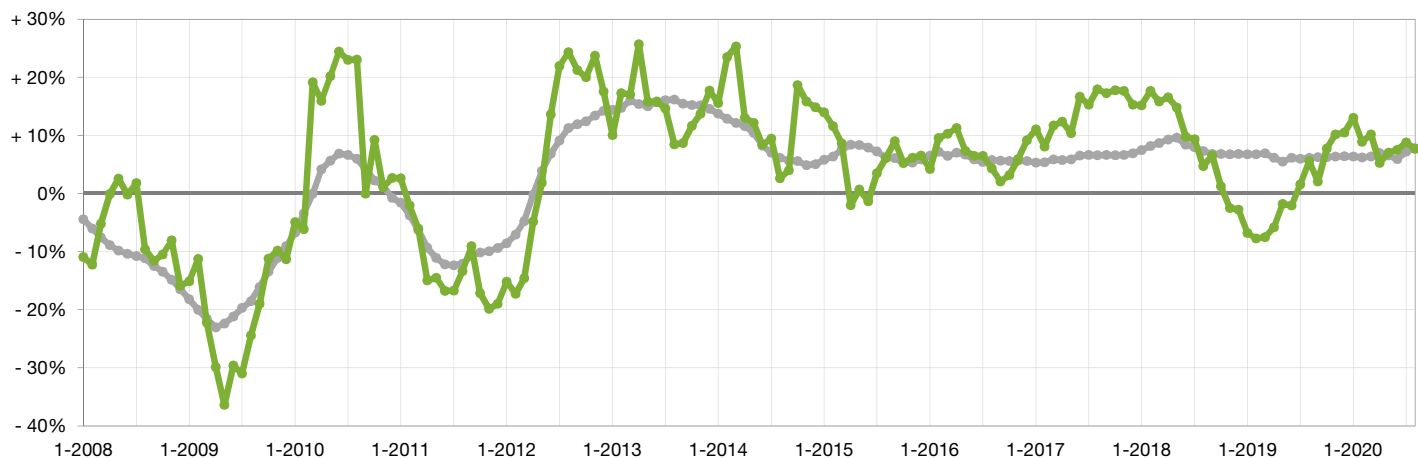
Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —
Oak Grove —



** 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.