

Local Market Update – August 2020

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



Oakdale

- 38.6%

Change in
New Listings

- 23.0%

Change in
Closed Sales

+ 14.5%

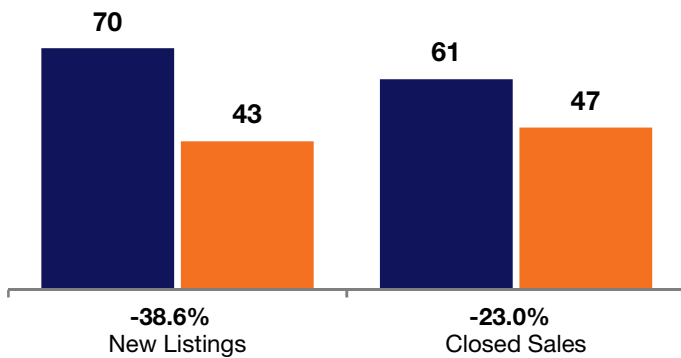
Change in
Median Sales Price

| | August | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2019 | 2020 | + / - | 2019 | 2020 | + / - |
| New Listings | 70 | 43 | -38.6% | 416 | 383 | -7.9% |
| Closed Sales | 61 | 47 | -23.0% | 293 | 317 | + 8.2% |
| Median Sales Price* | \$246,250 | \$282,000 | + 14.5% | \$235,900 | \$261,000 | + 10.6% |
| Average Sales Price* | \$259,031 | \$277,036 | + 7.0% | \$252,081 | \$261,280 | + 3.6% |
| Price Per Square Foot* | \$142 | \$162 | + 13.7% | \$143 | \$149 | + 4.4% |
| Percent of Original List Price Received* | 99.0% | 102.4% | + 3.4% | 100.4% | 100.6% | + 0.2% |
| Days on Market Until Sale | 23 | 19 | -17.4% | 26 | 27 | + 3.8% |
| Inventory of Homes for Sale | 63 | 43 | -31.7% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 1.1 | -35.3% | -- | -- | -- |

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

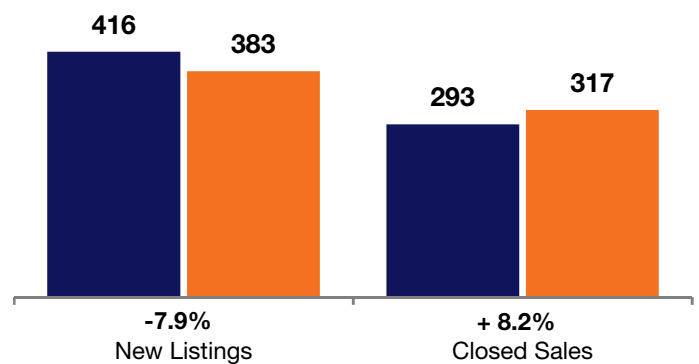
August

■ 2019 ■ 2020



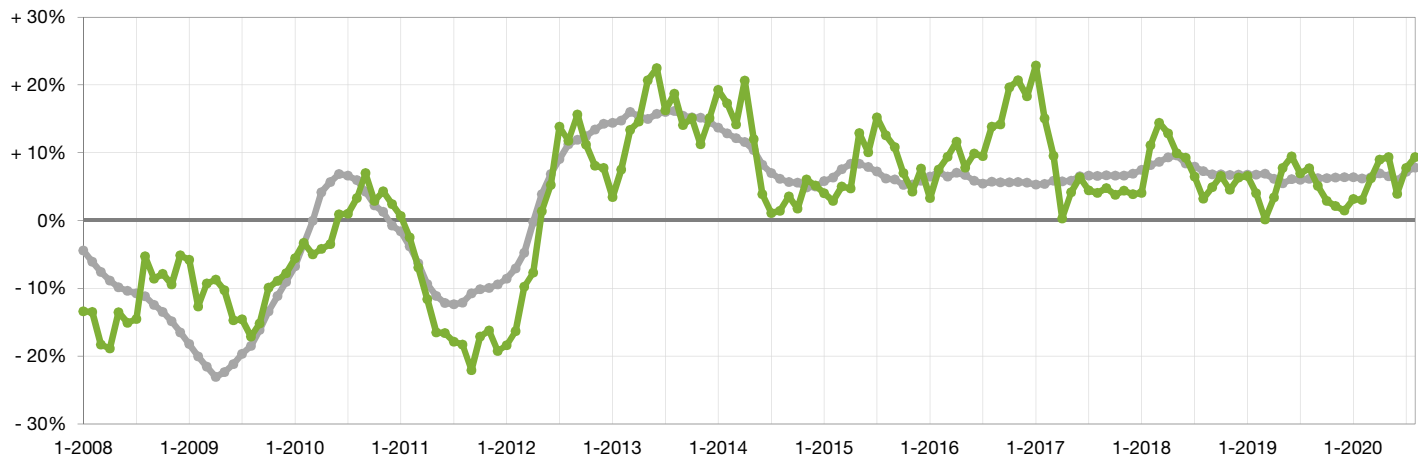
Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —
Oakdale —



** 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.