

# Local Market Update – August 2020

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



**+ 100.0%**      **+ 200.0%**      **+ 9.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

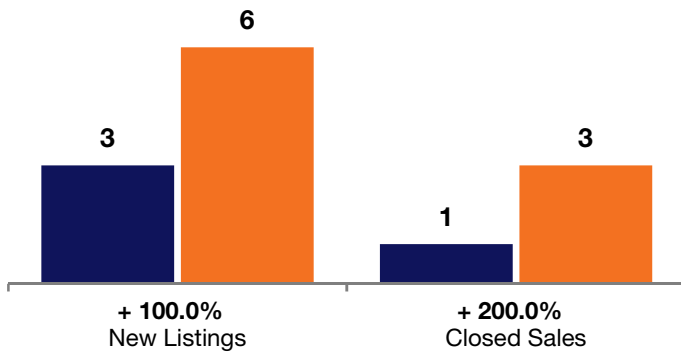
## Page

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	6	+ 100.0%	23	32	+ 39.1%
Closed Sales	1	3	+ 200.0%	19	28	+ 47.4%
Median Sales Price*	\$435,000	<b>\$475,000</b>	+ 9.2%	\$435,000	<b>\$446,000</b>	+ 2.5%
Average Sales Price*	\$435,000	<b>\$448,667</b>	+ 3.1%	\$443,753	<b>\$434,153</b>	-2.2%
Price Per Square Foot*	\$206	<b>\$256</b>	+ 23.9%	\$203	<b>\$226</b>	+ 11.5%
Percent of Original List Price Received*	98.9%	<b>95.2%</b>	-3.7%	97.3%	<b>98.3%</b>	+ 1.0%
Days on Market Until Sale	32	<b>34</b>	+ 6.3%	95	<b>45</b>	-52.6%
Inventory of Homes for Sale	4	<b>3</b>	-25.0%	--	--	--
Months Supply of Inventory	1.6	<b>0.9</b>	-43.8%	--	--	--

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

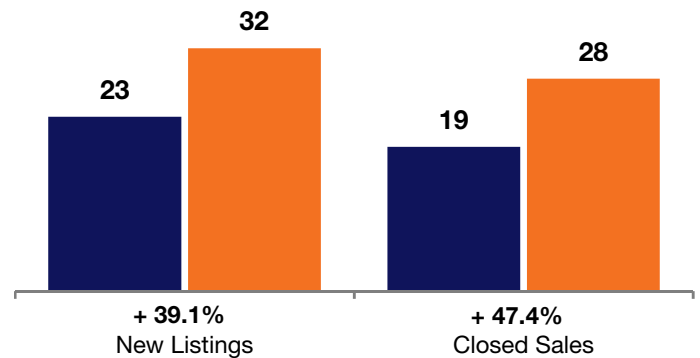
### August

■ 2019 ■ 2020



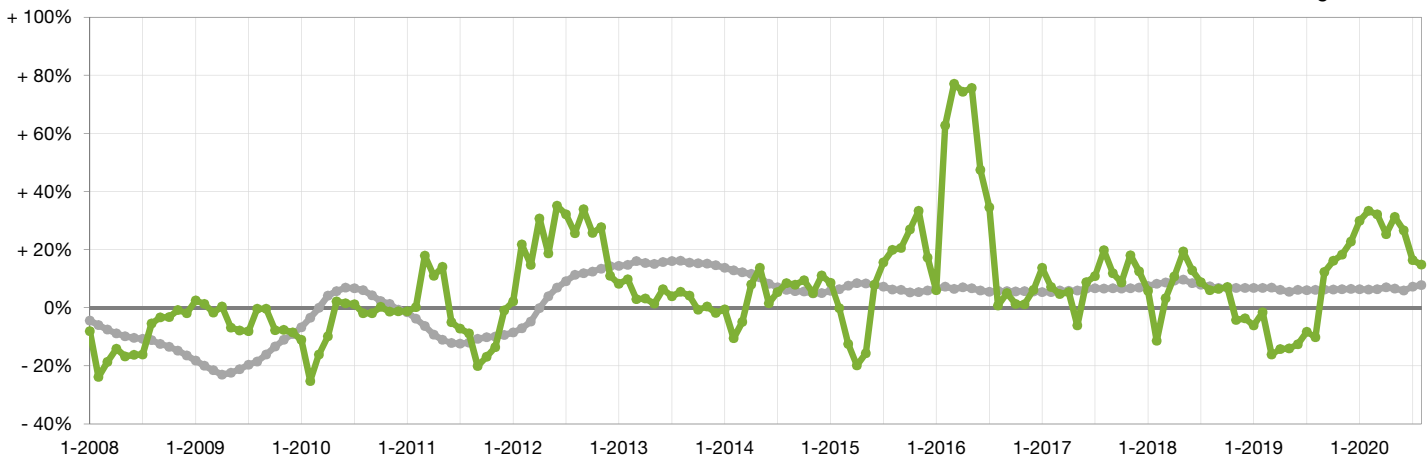
### Year to Date

■ 2019 ■ 2020



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

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\*\* 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.