

# Local Market Update – August 2020

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



**+ 128.6%**

**+ 57.1%**

**+ 47.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

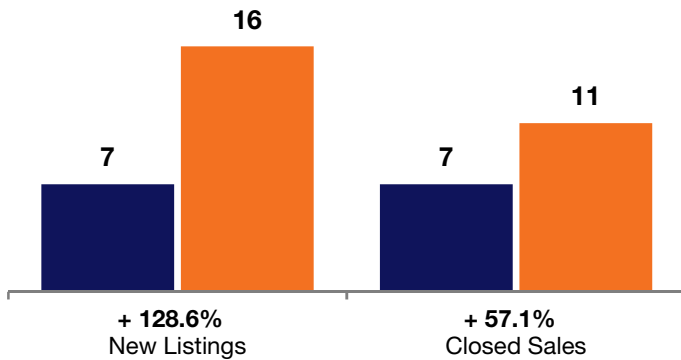
## Tangletown

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	16	+ 128.6%	73	72	-1.4%
Closed Sales	7	11	+ 57.1%	49	49	0.0%
Median Sales Price*	\$415,000	<b>\$613,000</b>	+ 47.7%	\$400,000	<b>\$475,000</b>	+ 18.8%
Average Sales Price*	\$482,807	<b>\$595,255</b>	+ 23.3%	\$456,251	<b>\$505,002</b>	+ 10.7%
Price Per Square Foot*	\$228	<b>\$242</b>	+ 5.9%	\$221	<b>\$231</b>	+ 4.5%
Percent of Original List Price Received*	97.4%	<b>97.8%</b>	+ 0.4%	98.5%	<b>99.1%</b>	+ 0.6%
Days on Market Until Sale	38	<b>32</b>	-15.8%	46	<b>34</b>	-26.1%
Inventory of Homes for Sale	16	<b>10</b>	-37.5%	--	--	--
Months Supply of Inventory	3.0	<b>1.4</b>	-53.3%	--	--	--

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

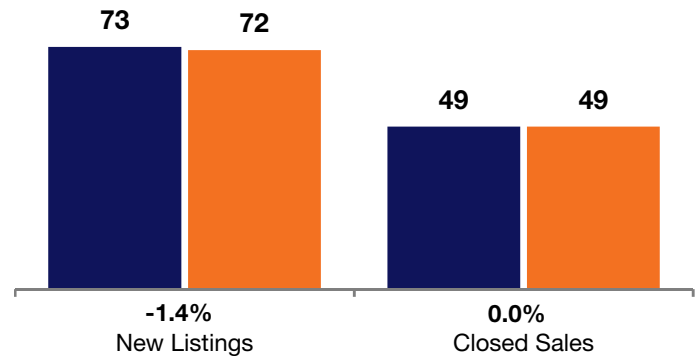
### August

■ 2019 ■ 2020



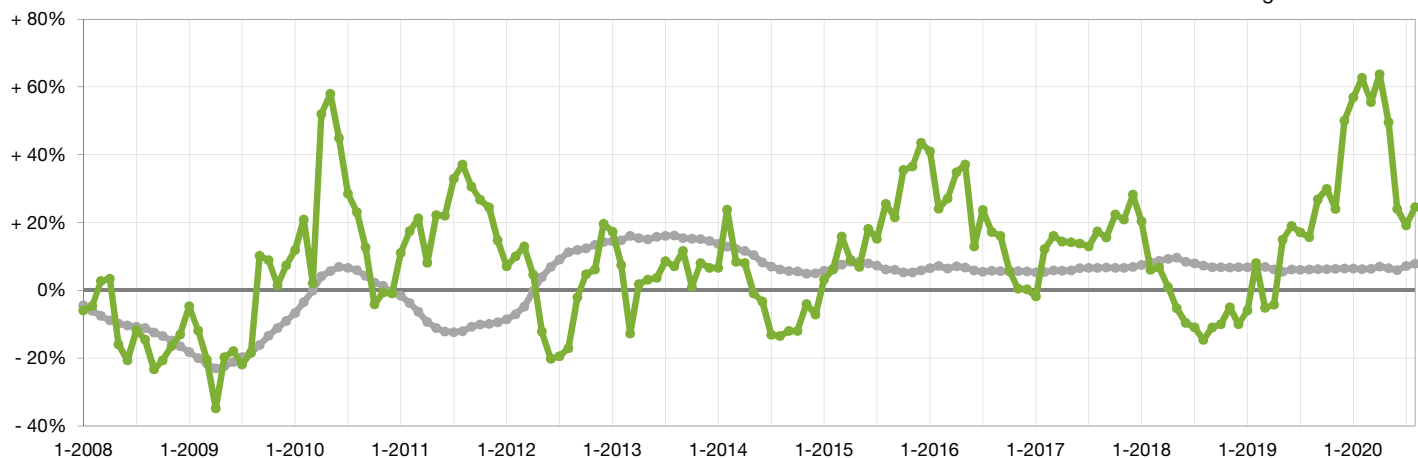
### Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —  
Tangletown —



\*\* 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.