

# Local Market Update – August 2020

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



## Tonka Bay

**+ 100.0%**

**0.0%**

**- 46.4%**

Change in  
New Listings

Change in  
Closed Sales

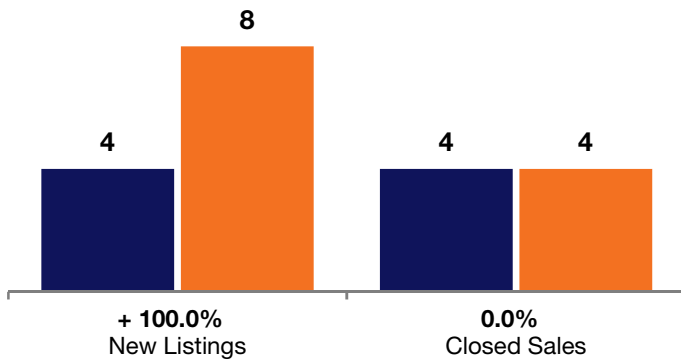
Change in  
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	8	+ 100.0%	39	36	-7.7%
Closed Sales	4	4	0.0%	15	21	+ 40.0%
Median Sales Price*	\$1,336,500	<b>\$716,500</b>	-46.4%	\$843,500	<b>\$648,000</b>	-23.2%
Average Sales Price*	\$1,221,750	<b>\$697,000</b>	-43.0%	\$919,929	<b>\$904,468</b>	-1.7%
Price Per Square Foot*	\$441	<b>\$325</b>	-26.2%	\$326	<b>\$316</b>	-3.2%
Percent of Original List Price Received*	87.2%	<b>87.9%</b>	+ 0.8%	94.2%	<b>94.6%</b>	+ 0.4%
Days on Market Until Sale	225	<b>26</b>	-88.4%	157	<b>102</b>	-35.0%
Inventory of Homes for Sale	14	<b>8</b>	-42.9%	--	--	--
Months Supply of Inventory	6.2	<b>2.5</b>	-59.7%	--	--	--

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

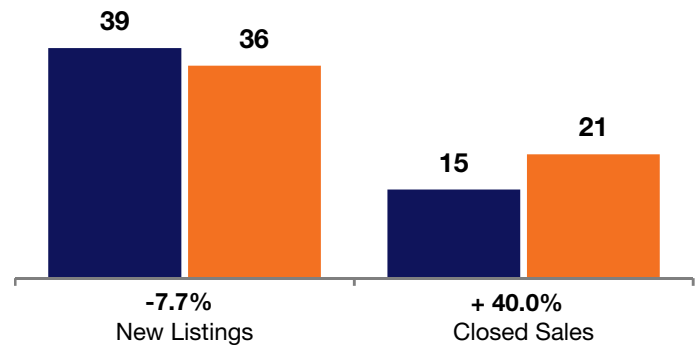
### August

■ 2019 ■ 2020



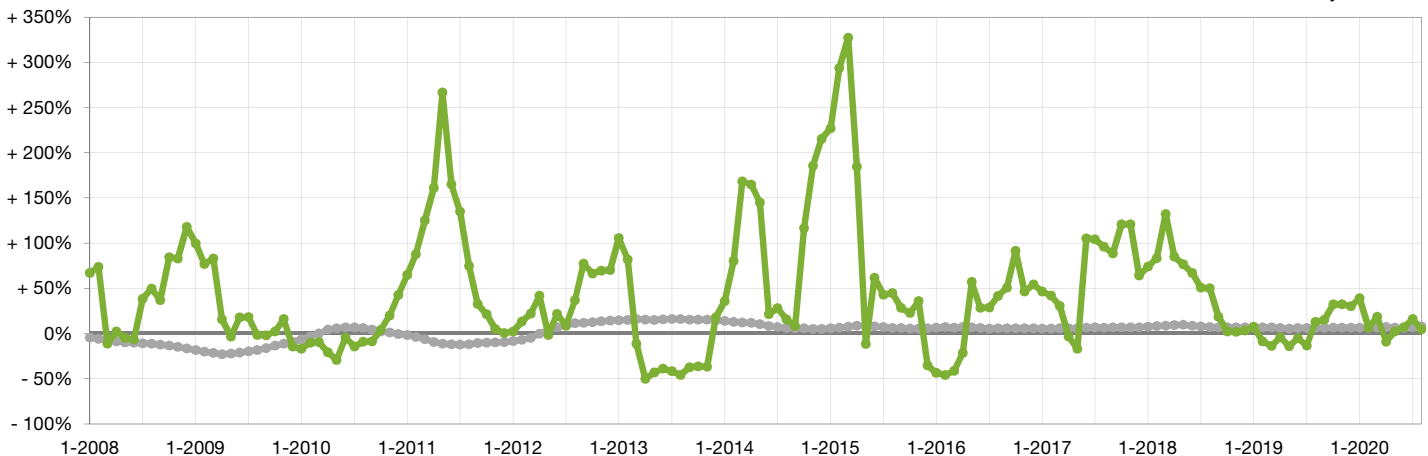
### Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —  
Tonka Bay —



\*\* 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.