

# Local Market Update – August 2020

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



**- 28.6%**

Change in  
New Listings

**- 28.1%**

Change in  
Closed Sales

**+ 21.4%**

Change in  
Median Sales Price

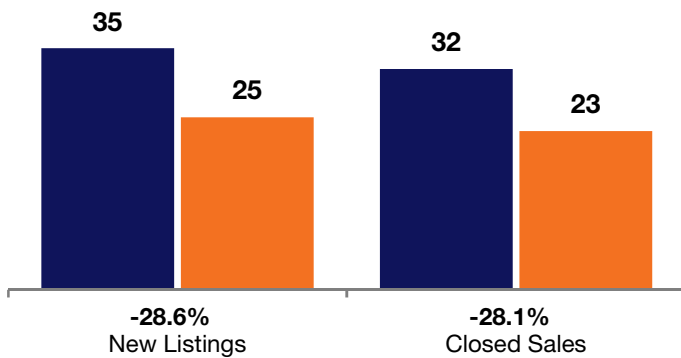
## Vadnais Heights

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	35	25	-28.6%	206	173	-16.0%
Closed Sales	32	23	-28.1%	149	143	-4.0%
Median Sales Price*	\$279,900	<b>\$339,900</b>	+ 21.4%	\$273,000	<b>\$299,900</b>	+ 9.9%
Average Sales Price*	\$269,459	<b>\$310,900</b>	+ 15.4%	\$274,575	<b>\$313,201</b>	+ 14.1%
Price Per Square Foot*	\$143	<b>\$155</b>	+ 8.1%	\$152	<b>\$164</b>	+ 8.2%
Percent of Original List Price Received*	101.0%	<b>101.3%</b>	+ 0.3%	100.2%	<b>100.4%</b>	+ 0.2%
Days on Market Until Sale	30	20	-33.3%	45	36	-20.0%
Inventory of Homes for Sale	42	22	-47.6%	--	--	--
Months Supply of Inventory	2.3	1.2	-47.8%	--	--	--

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

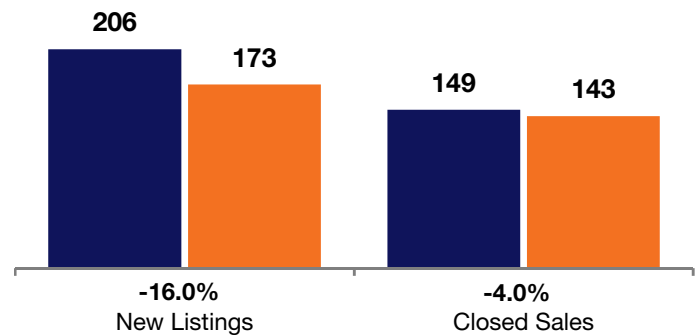
### August

■ 2019 ■ 2020



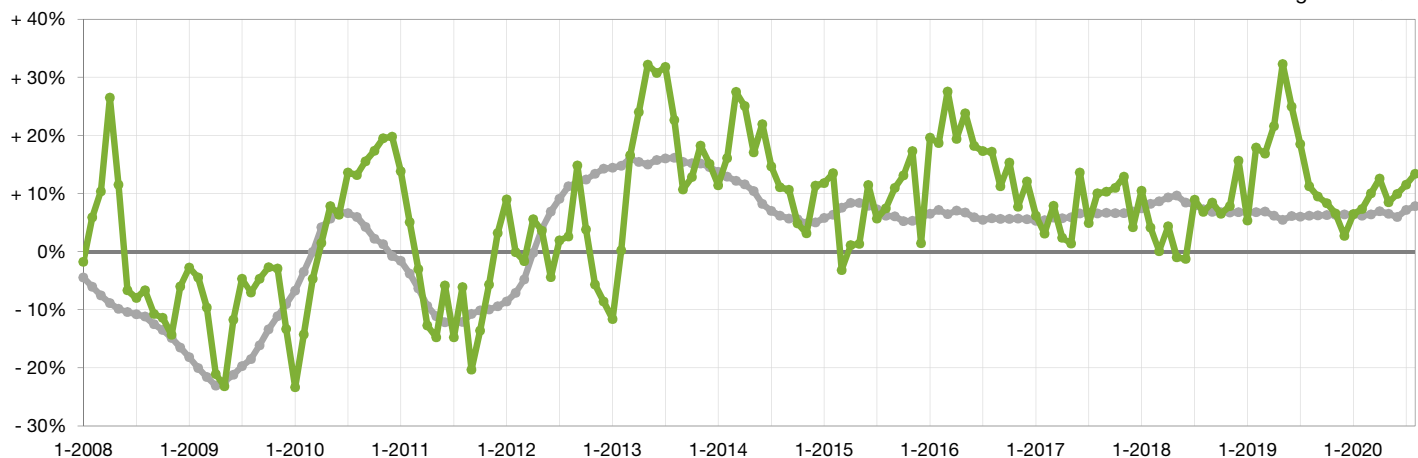
### Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —  
Vadnais Heights —



\*\* 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.