

# Local Market Update – August 2020

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



**+ 25.0%**

**- 60.0%**

**- 28.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

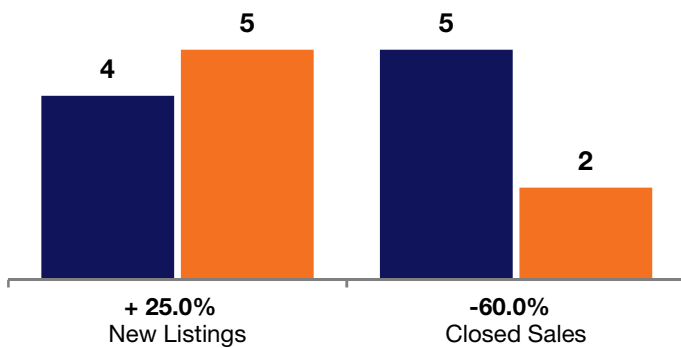
## Ventura Village

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	5	+ 25.0%	19	17	-10.5%
Closed Sales	5	2	-60.0%	15	9	-40.0%
Median Sales Price*	\$212,500	<b>\$152,750</b>	-28.1%	\$213,750	<b>\$139,000</b>	-35.0%
Average Sales Price*	\$206,100	<b>\$152,750</b>	-25.9%	\$204,071	<b>\$147,389</b>	-27.8%
Price Per Square Foot*	\$139	<b>\$156</b>	+ 12.6%	\$139	<b>\$146</b>	+ 5.7%
Percent of Original List Price Received*	102.0%	<b>100.0%</b>	-2.0%	101.8%	<b>95.9%</b>	-5.8%
Days on Market Until Sale	15	<b>36</b>	+ 140.0%	47	<b>45</b>	-4.3%
Inventory of Homes for Sale	5	<b>7</b>	+ 40.0%	--	--	--
Months Supply of Inventory	2.4	<b>4.5</b>	+ 87.5%	--	--	--

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

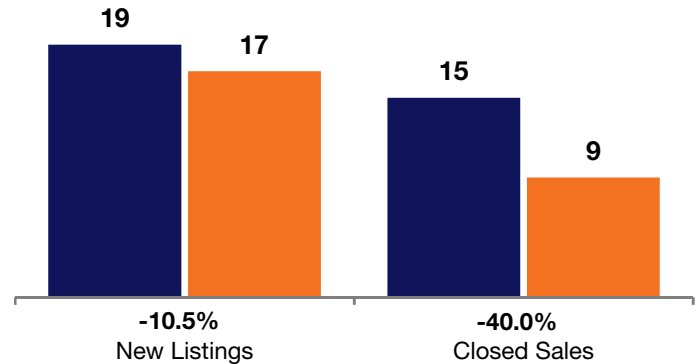
### August

■ 2019 ■ 2020



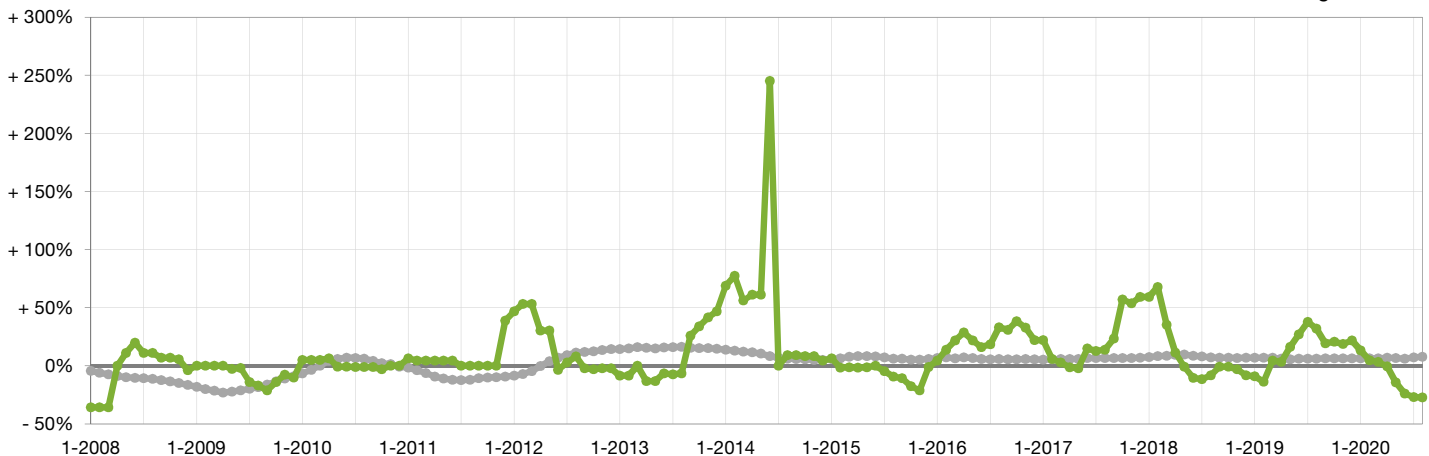
### Year to Date

■ 2019 ■ 2020



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

16-County Twin Cities Region —  
Ventura Village —



\*\* 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.