



2005 Residential Real Estate Activity Report

A publication of the Minneapolis Area Association of REALTORS®

The Minneapolis Area Association of REALTORS® (MAAR) has published market reports on the Twin Cities residential real estate market since 1960. The scope and detail of the reports have expanded dramatically over the years, guided by MAAR's continuing mission to provide the region with the most thorough and valuable market research and analysis possible.

This report is a comprehensive summary of activity reported to the Twin Cities' Regional Multiple Listing Service in 2005. You'll find current and historical analysis of market trends, projections for the coming years, and raw data for your own research project – whatever it may be.

For more data and analysis on the Twin Cities market – as well as information on how MAAR market research tools can add value to your business – please visit www.mplsrealtor.com.



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MINNEAPOLIS AREA Association
of REALTORS®

2005 HOME SALES AS REPORTED BY MLS PARTICIPANTS (Single Family and Condo/Townhome)

DISTRICT NUMBER & NAME	TOTAL SALES	BEDROOMS				DOLLAR VOLUME	AVERAGE PRICE	MEDIAN PRICE
		1	2	3	4+			
Division III								
Minneapolis								
300 Mpls-Calhoun-Isles	662	204	222	110	121	\$244,448,783	\$372,068	\$255,000
301 Mpls-Camden	649	15	183	358	93	\$110,648,915	\$170,491	\$163,900
302 Mpls-Central	1,328	792	449	49	5	\$383,934,789	\$290,640	\$247,045
303 Mpls-Longfellow	423	17	155	186	65	\$97,346,118	\$230,133	\$211,000
304 Mpls-Nokomis	1,070	59	342	526	138	\$250,192,867	\$234,483	\$223,450
305 Mpls-North	427	10	71	216	130	\$70,623,497	\$166,173	\$159,000
306 Mpls-Northeast	501	22	131	265	80	\$104,936,431	\$209,454	\$205,900
307 Mpls-Phillips	112	5	30	45	32	\$20,311,975	\$181,357	\$174,500
308 Mpls-Powderhorn	395	40	91	176	88	\$76,087,227	\$192,626	\$193,400
309 Mpls-Southwest	995	63	245	508	176	\$332,057,265	\$334,398	\$285,000
310 Mpls-University	159	36	50	42	30	\$40,212,574	\$252,909	\$239,414
Suburban and other areas								
340 Buffalo	441	6	115	192	128	\$104,056,225	\$235,955	\$200,000
341 Wright County (Except Buffalo)	2,151	45	577	904	620	\$518,451,426	\$241,140	\$218,000
342 Hutchinson	352	3	90	150	109	\$61,104,694	\$173,593	\$158,250
343 Mcleod County	288	3	79	143	63	\$47,057,702	\$163,395	\$157,494
360 Robbinsdale	273	16	69	148	40	\$52,866,762	\$193,651	\$196,900
361 Crystal	413	7	87	247	72	\$83,220,384	\$201,502	\$197,500
362 New Hope	326	20	41	152	113	\$71,548,353	\$219,473	\$224,400
363 Brooklyn Center	482	5	83	277	117	\$93,567,976	\$194,124	\$195,000
364 Brooklyn Park	1,466	18	293	514	641	\$362,932,256	\$248,074	\$229,000
365 Maple Grove/Osseo	1,405	2	405	468	530	\$407,918,933	\$290,334	\$242,000
366 Champlin	463	1	90	193	179	\$117,376,503	\$253,513	\$226,900
367 Hennepin-North	231	2	37	70	122	\$68,304,934	\$295,692	\$285,000
368 Hennepin-Northwest	253	1	16	85	151	\$131,625,962	\$520,261	\$393,000
370 Sibley County	109	1	26	53	28	\$17,289,364	\$160,087	\$146,100
373 Golden Valley	398	6	70	188	134	\$124,381,510	\$312,516	\$260,500
374 Plymouth	1,253	32	385	367	468	\$405,481,194	\$323,608	\$290,000
378 Richfield	664	93	132	335	104	\$146,663,818	\$221,212	\$221,000
379 Bloomington-East	419	28	86	210	95	\$91,411,052	\$218,165	\$221,450
380 Bloomington-West	797	43	183	305	265	\$224,374,106	\$281,523	\$249,900
381 Lake Minnetonka	919	20	139	332	427	\$577,869,616	\$629,488	\$427,750
385 Edina	791	59	195	255	280	\$356,053,243	\$450,131	\$360,000
386 Hopkins	264	33	101	100	30	\$55,757,388	\$211,202	\$194,450
387 Minnetonka	808	56	222	280	250	\$285,352,159	\$353,159	\$290,000
391 Saint Louis Park	912	90	260	450	111	\$225,944,273	\$248,018	\$230,000
392 Eden Prairie	1,307	53	344	367	534	\$488,085,327	\$374,874	\$294,000
394 Carver County	631	2	108	296	225	\$163,363,004	\$258,895	\$235,010
396 Chanhassen	467	1	132	125	209	\$164,992,111	\$353,302	\$290,000
397 Chaska	479	5	128	182	164	\$134,618,875	\$281,629	\$241,000
398 Victoria	140	0	13	36	91	\$66,377,887	\$474,128	\$386,250
Division II								
600 West St. Paul	288	13	90	119	66	\$60,911,409	\$211,498	\$202,500
602 South St. Paul	305	14	90	148	52	\$61,185,851	\$200,609	\$197,500
604 Mendota/Lilydale/Mendota Heights	142	5	26	56	55	\$56,597,046	\$398,571	\$343,000
605 Sunfish Lake	5	0	0	1	4	\$3,787,500	\$757,500	\$650,000
608 Inver Grove Heights	453	1	168	151	133	\$124,905,238	\$275,729	\$221,000
610 Eagan	1,292	52	438	383	419	\$327,828,876	\$254,526	\$231,025
612 Burnsville	1,006	31	317	322	335	\$246,612,360	\$245,142	\$235,500
614 Apple Valley	1,065	24	388	334	319	\$265,141,777	\$249,193	\$223,000
616 Rosemount	487	1	116	200	170	\$129,287,034	\$266,023	\$238,200
617 Hastings	409	2	117	172	118	\$92,171,383	\$225,358	\$202,500
618 Eastern Dakota County	28	0	1	15	12	\$9,232,940	\$329,748	\$300,000
624 Farmington	652	0	175	242	235	\$156,239,603	\$239,999	\$229,900
626 Lakeville	1,058	3	160	375	520	\$331,559,956	\$313,680	\$279,000
628 Southern Dakota County	45	0	7	13	25	\$13,479,278	\$299,540	\$265,000
630 Northfield	353	4	106	135	108	\$89,856,232	\$254,550	\$233,000
632 Rice County	449	7	92	216	133	\$95,562,930	\$212,835	\$193,800
640 Shakopee	872	4	263	341	264	\$227,432,521	\$260,817	\$217,900
642 Prior Lake	614	22	122	227	243	\$230,841,644	\$376,577	\$293,000
644 Savage	551	0	87	215	249	\$158,935,000	\$288,448	\$264,900
646 Jordan	112	0	16	49	47	\$32,162,582	\$287,166	\$256,000
648 New Prague	377	2	67	169	138	\$109,107,330	\$289,409	\$253,000
650 Belle Plaine	201	1	43	92	65	\$44,748,552	\$222,630	\$217,000
658 Lesueur County	276	2	74	139	61	\$50,817,471	\$184,791	\$165,000
660 Goodhue County	511	8	119	215	169	\$101,021,276	\$197,693	\$169,000
Division I								
702 Falcon Hgts/Lauderdale/Rseville	499	38	109	254	98	\$125,209,290	\$251,424	\$233,000
705 Lino Lakes/Hugo/Centerville	686	0	161	274	251	\$206,804,490	\$301,904	\$271,800
706 North Central Suburban	355	8	113	100	134	\$114,621,616	\$322,878	\$251,900
707 Ham Lake	197	1	13	65	118	\$71,578,589	\$363,343	\$366,500
708 White Bear Area	696	8	182	274	232	\$211,245,265	\$303,513	\$244,900
709 Forest Lake Area	486	4	97	217	168	\$137,545,473	\$283,599	\$248,893
710 Northeast Anoka County	105	2	18	59	24	\$30,090,825	\$286,579	\$274,000
711 Southern Chisago County	737	10	178	343	206	\$178,194,060	\$241,783	\$221,000
712 Maplewood/North St. Paul	717	14	158	342	203	\$170,092,044	\$237,227	\$219,900
713 Bethel	189	1	32	101	55	\$51,325,489	\$271,563	\$260,000
714 SP-Phalen	455	3	103	251	98	\$82,818,436	\$182,019	\$177,675
716 SP-Hillcrest/Hazel Park/Dytons Bluff	736	18	185	406	126	\$131,570,553	\$178,764	\$178,950
720 SP-Southeast St. Paul	148	1	32	85	30	\$31,171,113	\$210,616	\$208,450
721 Lakeland/Afton/Denmark	90	0	11	35	44	\$34,700,900	\$385,566	\$310,600
722 Newport/St. Paul Prk/Cottage Grove	762	3	120	334	305	\$184,626,409	\$242,292	\$222,600
725 Pine Springs/Lake Elmo/Oakdale	570	0	186	220	164	\$144,498,132	\$253,505	\$223,500
726 Woodbury	1,419	9	465	363	581	\$437,365,176	\$308,438	\$282,500
727 Stillwater/Bayport	567	7	140	210	209	\$193,478,096	\$341,231	\$289,000
728 SP-Riverview/Cherokee	168	3	35	95	35	\$32,105,823	\$191,106	\$182,250
738 SP-Home Croft/W 7Th	113	6	38	49	20	\$20,125,814	\$178,105	\$179,000
740 SP-Crocus Hill	327	99	114	49	64	\$108,299,704	\$332,208	\$254,380

(Continued on page 6)

2004 HOME SALES AS REPORTED BY MLS PARTICIPANTS (Single Family and Condo/Townhome)

DISTRICT NUMBER & NAME	TOTAL SALES	BEDROOMS				DOLLAR VOLUME	AVERAGE PRICE	MEDIAN PRICE
		1	2	3	4+			
Division III								
Minneapolis								
300 Mpls-Calhoun-Isles	670	190	198	158	120	\$247,598,524	\$370,656	\$258,958
301 Mpls-Camden	796	28	215	454	99	\$126,655,101	\$159,716	\$157,000
302 Mpls-Central	539	206	277	35	5	\$168,454,607	\$314,868	\$267,000
303 Mpls-Longfellow	424	17	158	192	56	\$91,122,383	\$214,911	\$199,900
304 Mpls-Nokomis	1,070	49	332	539	149	\$239,182,021	\$223,953	\$210,000
305 Mpls-North	465	10	85	228	140	\$77,689,445	\$167,074	\$149,900
306 Mpls-Northeast	529	22	162	285	60	\$105,437,659	\$200,452	\$195,650
307 Mpls-Phillips	108	1	20	50	36	\$18,210,915	\$168,620	\$167,750
308 Mpls-Powderhorn	406	30	113	191	71	\$73,209,742	\$180,765	\$182,300
309 Mpls-Southwest	1,041	57	247	538	196	\$327,555,648	\$314,957	\$268,750
310 Mpls-University	188	30	86	40	30	\$44,502,000	\$237,979	\$235,000
Suburban and other areas								
340 Buffalo	451	2	123	200	126	\$100,523,831	\$222,891	\$204,000
341 Wright County (Except Buffalo)	2,092	62	612	833	584	\$460,232,007	\$219,996	\$197,300
342 Hutchinson	298	2	72	151	73	\$46,231,142	\$155,138	\$142,200
343 Mcleod County	288	2	72	137	77	\$46,238,315	\$161,672	\$142,638
360 Robbinsdale	295	4	56	199	36	\$56,293,089	\$190,824	\$189,900
361 Crystal	428	3	84	278	63	\$81,037,844	\$189,784	\$186,500
362 New Hope	283	10	33	138	101	\$59,378,716	\$209,819	\$216,900
363 Brooklyn Center	558	4	109	311	134	\$102,291,738	\$183,319	\$183,450
364 Brooklyn Park	1,531	20	312	558	641	\$348,998,130	\$228,103	\$215,050
365 Maple Grove/Osseo	1,483	10	450	510	513	\$390,832,039	\$263,719	\$224,900
366 Champlin	484	0	92	206	186	\$115,548,629	\$239,231	\$217,500
367 Hennepin-North	249	2	39	92	116	\$68,405,518	\$275,829	\$249,250
368 Hennepin-Northwest	273	2	26	99	144	\$132,338,085	\$486,537	\$343,000
370 Sibley County	95	0	25	41	29	\$13,025,290	\$137,108	\$135,000
373 Golden Valley	370	3	85	171	111	\$105,998,609	\$287,259	\$249,000
374 Plymouth	1,231	32	384	344	465	\$381,655,706	\$310,289	\$273,750
378 Richfield	547	16	130	317	84	\$115,632,881	\$211,395	\$210,000
379 Bloomington-East	396	33	106	187	70	\$77,989,356	\$197,441	\$205,000
380 Bloomington-West	850	39	203	341	266	\$220,350,399	\$259,541	\$234,900
381 Lake Minnetonka	1,018	25	153	371	467	\$595,024,061	\$585,078	\$400,000
385 Edina	909	61	235	285	324	\$364,502,512	\$402,321	\$322,250
386 Hopkins	296	45	117	96	38	\$54,300,634	\$183,448	\$176,450
387 Minnetonka	847	50	225	299	271	\$286,781,671	\$338,985	\$280,000
391 Saint Louis Park	974	101	290	472	108	\$224,037,023	\$230,017	\$215,000
392 Eden Prairie	1,344	21	386	393	543	\$468,576,651	\$348,903	\$281,200
394 Carver County	651	0	128	287	236	\$163,551,690	\$251,231	\$221,000
396 Chanhassen	476	2	140	114	220	\$168,409,161	\$353,801	\$284,250
397 Chaska	510	7	120	187	196	\$138,576,266	\$273,326	\$233,600
398 Victoria	111	0	8	38	65	\$40,641,977	\$369,473	\$347,500
Division II								
600 West St. Paul	298	8	82	152	56	\$59,398,226	\$199,323	\$189,900
602 South St. Paul	353	10	122	169	52	\$62,933,496	\$178,282	\$180,000
604 Mendota/Lilydale/Mendota Heights	135	2	28	43	61	\$49,157,843	\$366,850	\$317,550
605 Sunfish Lake	10	0	0	1	9	\$9,333,121	\$933,312	\$807,500
608 Inver Grove Heights	458	2	175	154	127	\$115,657,601	\$252,528	\$208,250
610 Eagan	1,355	38	400	468	449	\$331,094,905	\$244,712	\$223,700
612 Burnsville	1,103	28	372	354	349	\$252,971,417	\$229,557	\$221,500
614 Apple Valley	1,219	17	461	375	366	\$279,459,448	\$229,441	\$208,450
616 Rosemount	463	1	120	200	142	\$115,283,557	\$249,532	\$226,000
617 Hastings	432	3	123	174	132	\$98,921,877	\$229,517	\$204,412
618 Eastern Dakota County	15	0	1	9	5	\$4,042,600	\$269,507	\$259,900
624 Farmington	642	2	166	226	248	\$152,983,401	\$238,664	\$221,100
626 Lakeville	1,080	6	149	367	557	\$324,411,556	\$300,381	\$267,500
628 Southern Dakota County	38	0	3	20	15	\$10,107,941	\$265,998	\$243,450
630 Northfield	356	4	95	135	122	\$86,188,900	\$242,104	\$219,950
632 Rice County	418	5	71	221	120	\$79,780,241	\$191,320	\$171,900
640 Shakopee	830	7	268	297	258	\$201,069,841	\$242,545	\$205,900
642 Prior Lake	608	8	121	243	236	\$198,307,851	\$326,702	\$274,000
644 Savage	574	8	92	190	284	\$161,174,649	\$280,792	\$259,000
646 Jordan	101	1	16	43	41	\$26,239,084	\$259,793	\$229,500
648 New Prague	379	4	86	154	135	\$94,910,243	\$250,423	\$224,900
650 Belle Plaine	185	0	41	96	48	\$41,468,034	\$224,152	\$209,000
658 Lesueur County	281	3	73	135	68	\$44,877,198	\$159,705	\$146,000
660 Goodhue County	479	4	133	211	130	\$88,762,064	\$185,307	\$164,900
Division I								
702 Falcon Hhts/Lauderdale/Rseville	527	35	133	241	118	\$124,529,416	\$236,748	\$229,000
705 Lino Lakes/Hugo/Centerville	574	0	116	240	218	\$159,474,189	\$277,830	\$250,000
706 North Central Suburban	376	14	127	126	109	\$110,506,879	\$293,901	\$224,900
707 Ham Lake	233	3	21	78	128	\$82,218,193	\$352,868	\$343,400
708 White Bear Area	797	16	183	335	263	\$232,917,779	\$292,243	\$235,000
709 Forest Lake Area	578	10	135	246	187	\$153,703,781	\$266,384	\$244,900
710 Northeast Anoka County	85	0	15	41	29	\$23,850,308	\$280,592	\$272,269
711 Southern Chisago County	791	10	212	374	194	\$182,452,148	\$230,952	\$204,989
712 Maplewood/North St. Paul	661	13	154	295	199	\$154,314,845	\$233,457	\$206,000
713 Bethel	251	6	49	110	86	\$60,726,965	\$241,940	\$229,900
714 SP-Phalen	441	11	102	235	92	\$74,788,255	\$196,588	\$168,000
716 SP-Hillcrest/Hazel Prk/Dytons Blff	800	17	190	462	131	\$133,494,154	\$166,868	\$168,000
720 SP-Southeast St. Paul	153	1	24	81	47	\$34,146,630	\$223,181	\$200,747
721 Lakeland/Afton/Denmark	113	0	16	49	48	\$46,226,195	\$409,081	\$335,000
722 Nwprt/St. Paul Prk/Cottage Grove	799	6	122	363	308	\$179,085,202	\$224,418	\$212,000
725 Pine Springs/Lake Elmo/Oakdale	588	6	177	227	178	\$145,946,288	\$248,208	\$217,698
726 Woodbury	1,347	8	457	351	529	\$399,307,604	\$296,442	\$269,900
727 Stillwater/Bayport	588	6	107	244	231	\$200,880,911	\$341,634	\$279,900
728 Riverview/Cherokee	176	3	61	85	27	\$30,323,026	\$172,290	\$167,400
738 Home Croft/W 7Th	145	7	31	74	32	\$25,377,905	\$175,020	\$174,500
740 Crocus Hill	315	71	109	57	75	\$97,205,726	\$308,590	\$230,000

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TYPE OF FINANCING FOR ALL SALES BY DISTRICT NUMBER – 2005

DISTRICT AND NAME	LNFA	LNDVA	CONVE	ASSUM	ADJGP	CONFD	CDASS	SPEFU	CASH	OTHER
Division III										
Minneapolis										
300 Mpls-Calhoun-Isles	34	2	443	0	0	1	0	1	43	136
301 Mpls-Camden	48	4	524	1	3	3	0	2	18	46
302 Mpls-Central	65	0	893	1	1	0	1	0	49	313
303 Mpls-Longfellow	31	1	361	0	1	0	0	1	13	15
304 Mpls-Nokomis	71	4	866	4	2	3	0	1	43	73
305 Mpls-North	29	0	333	0	5	2	0	3	22	31
306 Mpls-Northeast	33	0	427	0	0	1	1	0	19	20
307 Mpls-Phillips	6	0	85	0	0	1	0	1	6	13
308 Mpls-Powderhorn	26	2	319	0	0	0	0	0	11	37
309 Mpls-Southwest	45	5	767	0	2	1	0	3	42	128
310 Mpls-University	3	0	132	0	0	0	0	0	17	7
Suburban and other areas										
340 Buffalo	28	4	355	0	0	2	0	0	28	24
341 Wright County (Except Buffalo)	138	14	1,755	3	13	9	0	4	114	99
342 Hutchinson	13	8	271	0	0	2	0	24	29	5
343 Mcleod County	22	6	224	0	1	1	1	2	20	11
360 Robbinsdale	16	1	216	0	0	0	0	1	19	19
361 Crystal	25	0	343	0	1	2	0	1	11	30
362 New Hope	18	1	270	0	1	1	0	1	14	20
363 Brooklyn Center	30	3	415	1	5	1	0	1	7	19
364 Brooklyn Park	65	6	1,286	0	7	2	0	1	30	65
365 Maple Grove/Osseo	54	7	1,168	1	5	2	1	2	49	116
366 Champlin	22	4	401	0	0	1	0	0	11	24
367 Hennepin-North	5	2	201	0	1	1	0	0	9	12
368 Hennepin-Northwest	5	1	209	0	1	0	0	0	11	26
370 Sibley County	5	2	86	0	0	1	0	1	7	6
373 Golden Valley	12	1	330	1	1	1	1	0	14	37
374 Plymouth	45	7	1,006	1	4	0	0	1	52	136
378 Richfield	71	1	510	0	1	0	0	0	17	64
379 Bloomington-East	26	3	348	0	2	0	0	0	14	26
380 Bloomington-West	34	3	656	0	3	1	1	0	47	52
381 Lake Minnetonka	40	1	666	1	1	10	2	1	79	117
385 Edina	30	0	537	0	0	2	0	0	79	143
386 Hopkins	13	0	201	3	2	0	1	1	15	28
387 Minnetonka	27	1	603	1	2	2	1	0	49	122
391 Saint Louis Park	42	3	707	1	3	2	0	2	30	120
392 Eden Prairie	47	3	1,016	2	5	2	0	0	50	177
394 Carver County	31	5	549	1	0	2	0	1	16	26
396 Chanhassen	20	1	380	0	1	0	0	0	14	51
397 Chaska	26	5	398	0	2	3	0	0	15	30
398 Victoria	6	0	114	0	0	0	0	0	6	14
Division II										
600 West St. Paul	12	2	239	1	2	0	0	0	22	10
602 South St. Paul	22	2	261	0	1	2	0	1	8	8
604 Mendota/Lilydale/Mendota Heights	2	0	123	1	0	1	0	0	11	4
605 Sunfish Lake	0	0	5	0	0	0	0	0	0	0
608 Inver Grove Heights	22	1	389	0	0	0	1	2	18	20
610 Eagan	54	10	1,083	1	3	3	0	1	32	102
612 Burnsville	60	5	867	3	1	0	1	2	28	39
614 Apple Valley	54	11	934	0	1	3	0	3	27	31
616 Rosemount	32	6	404	0	0	1	0	0	15	28
617 Hastings	41	6	335	0	1	1	0	1	15	9
618 Eastern Dakota County	0	0	21	0	0	0	0	0	6	1
624 Farmington	40	6	569	0	2	2	0	0	13	18
626 Lakeville	43	15	894	0	3	2	0	0	29	70
628 Southern Dakota County	2	1	41	0	0	0	0	0	1	0
630 Northfield	12	4	304	0	1	0	0	1	27	4
632 Rice County	27	7	359	0	0	2	1	3	17	33
640 Shakopee	52	4	731	0	1	0	0	1	18	65
642 Prior Lake	25	3	516	0	2	2	0	1	29	35
644 Savage	18	5	499	0	0	1	0	0	15	13
646 Jordan	4	0	97	0	1	0	0	0	3	7
648 New Prague	22	3	318	0	0	1	0	1	18	14
650 Belle Plaine	13	6	167	0	0	1	0	1	9	4
658 Lesueur County	21	2	196	0	0	2	0	2	46	7
660 Goodhue County	29	8	403	0	1	2	1	3	47	17
Division I										
702 Falcon Heights/Lauderdale/Roseville	17	0	432	1	0	1	1	0	29	17
705 Lino Lakes/Hugo/Centerville	25	2	588	0	5	0	0	0	17	49
706 North Central Suburban	12	1	291	0	2	0	0	0	17	31
707 Ham Lake	7	1	176	0	0	0	0	0	11	2
708 White Bear Area	13	4	544	0	1	3	0	0	44	87
709 Forest Lake Area	19	1	409	1	2	2	0	1	27	23
710 Northeast Anoka County	1	0	89	0	2	1	0	0	8	4
711 Southern Chisago County	32	7	615	1	4	3	0	2	42	31
712 Maplewood/North St. Paul	27	3	611	0	3	1	0	2	25	45
713 Bethel	4	1	172	0	1	1	0	0	6	4
714 SP-Phalen	25	3	393	0	2	0	0	2	9	21
716 SP-Hillcrest/Hazel Park/Daytons Bluff	55	4	623	0	0	3	0	3	21	26
720 SP-Southeast St. Paul	8	0	130	0	2	1	0	0	2	5
721 Lakeland/Afton/Denmark	0	0	76	0	1	0	1	0	9	3
722 Newport/St. Paul Park/Cottage Grove	44	9	655	1	7	2	0	0	20	23
725 Pine Springs/Lake Elmo/Oakdale	25	3	493	1	4	1	0	0	14	29
726 Woodbury	50	9	1,219	0	3	1	0	2	55	79
727 Stillwater/Bayport	6	1	485	0	0	1	0	0	28	44
728 SP-Riverview/Cherokee	12	1	146	0	0	1	0	1	5	2
738 SP-Home Croft/W 7Th	5	1	93	0	1	0	0	0	7	6
740 SP-Crocus Hill	10	1	277	0	0	0	0	1	23	15
741 SP-Downtown Stp/Capital Heights	3	0	216	0	0	1	0	1	22	14

(Continued on page 7)

TYPE OF FINANCING FOR ALL SALES BY DISTRICT NUMBER – 2004

DISTRICT AND NAME	LNFA	LNDVA	CONVE	ASSUM	ADJGP	CONFD	CDASS	SPEFU	CASH	OTHER
Division III										
Minneapolis										
300 Mpls-Calhoun-Isles	45	0	374	1	2	0	0	0	32	214
301 Mpls-Camden	151	4	587	0	3	1	0	1	20	26
302 Mpls-Central	137	1	285	0	1	0	0	0	36	75
303 Mpls-Longfellow	64	1	322	0	2	0	0	0	20	15
304 Mpls-Nokomis	198	7	788	1	2	1	0	0	30	41
305 Mpls-Northeast	77	4	329	0	5	1	0	1	30	18
306 Mpls-Northeast	76	0	394	0	3	4	0	0	21	27
307 Mpls-Phillips	17	0	79	0	0	0	0	0	4	8
308 Mpls-Powderhorn	16	2	306	0	0	0	0	1	13	22
309 Mpls-Southwest	127	1	801	0	5	2	0	0	36	67
310 Mpls-University	15	0	150	0	2	0	0	0	13	6
Suburban and other areas										
340 Buffalo	58	5	324	1	2	1	0	3	37	19
341 Wright County (Except Buffalo)	354	34	1,509	0	6	2	0	4	112	71
342 Hutchinson	37	4	208	0	0	0	0	7	33	9
343 Mcleod County	33	2	221	0	0	1	3	0	16	10
360 Robbinsdale	63	1	200	1	0	0	0	1	11	18
361 Crystal	71	5	320	0	0	0	0	0	10	21
362 New Hope	37	8	213	0	0	0	0	0	7	18
363 Brooklyn Center	112	4	421	0	2	1	0	2	7	9
364 Brooklyn Park	249	10	1,194	1	3	2	1	3	32	35
365 Maple Grove/Osseo	234	7	1,121	1	4	3	0	2	37	73
366 Champlin	83	6	375	0	0	0	0	1	10	8
367 Hennepin-North	26	2	210	0	1	0	0	1	4	4
368 Hennepin-Northwest	28	0	189	0	0	1	0	0	20	34
370 Sibley County	10	3	67	0	0	0	0	0	10	5
373 Golden Valley	36	0	283	1	0	0	0	0	19	28
374 Plymouth	171	6	891	1	1	1	0	0	47	112
378 Richfield	104	2	395	0	1	0	1	0	27	17
379 Bloomington-East	56	5	305	1	1	0	0	0	16	11
380 Bloomington-West	136	3	630	0	0	0	0	0	51	29
381 Lake Minnetonka	89	3	720	0	5	8	1	0	82	109
385 Edina	223	2	568	0	0	3	0	0	81	29
386 Hopkins	46	2	195	6	0	0	0	1	19	27
387 Minnetonka	100	3	598	1	1	1	1	0	70	71
391 Saint Louis Park	137	0	733	0	1	0	0	0	45	57
392 Eden Prairie	194	3	1,025	0	3	1	0	0	60	57
394 Carver County	64	4	527	0	3	1	1	1	28	22
396 Chanhassen	77	2	348	0	0	0	0	1	21	27
397 Chaska	73	2	386	0	4	3	0	0	29	10
398 Victoria	8	3	82	0	0	1	0	0	10	6
Division II										
600 West St. Paul	65	2	207	0	0	0	0	0	15	8
602 South St. Paul	57	3	265	0	3	0	1	0	14	10
604 Mendota/Lilydale/Mendota Hhts	11	0	108	0	1	0	0	0	8	6
605 Sunfish Lake	0	0	9	0	0	0	0	0	0	1
608 Inver Grove Heights	60	3	366	1	1	1	1	0	12	13
610 Eagan	183	9	1,104	0	2	2	0	2	24	27
612 Burnsville	213	10	816	1	0	5	2	0	26	28
614 Apple Valley	194	13	949	1	2	1	0	0	37	21
616 Rosemount	82	4	355	0	2	0	0	1	14	4
617 Hastings	77	10	307	0	3	1	0	0	29	4
618 Eastern Dakota County	3	0	12	0	0	0	0	0	0	0
624 Farmington	120	9	483	0	1	0	0	0	16	11
626 Lakeville	167	12	856	1	2	0	0	2	25	13
628 Southern Dakota County	4	0	32	0	0	0	0	0	2	0
630 Northfield	28	4	294	0	0	3	0	0	25	2
632 Rice County	65	5	301	0	0	1	1	1	20	23
640 Shakopee	180	5	611	0	1	0	0	0	12	19
642 Prior Lake	170	2	393	0	0	1	0	0	29	12
644 Savage	113	6	419	0	0	0	0	1	20	15
646 Jordan	14	0	83	0	0	0	0	0	2	2
648 New Prague	46	3	301	0	0	1	0	0	13	15
650 Belle Plaine	30	0	144	0	0	0	0	0	4	7
658 Lesueur County	42	4	199	0	3	0	0	0	29	3
660 Goodhue County	67	11	336	0	0	1	1	3	49	11
Division I										
702 Falcon Hghts/Lderdle/Rsville	42	4	422	0	1	1	0	0	43	13
705 Lino Lakes/Hugo/Centerville	55	3	469	1	1	1	0	0	14	29
706 North Central Suburban	36	2	292	0	0	0	1	0	32	13
707 Ham Lake	19	2	200	0	0	0	0	0	8	4
708 White Bear Area	58	4	637	1	0	1	0	1	57	37
709 Forest Lake Area	83	3	445	1	0	1	0	0	29	15
710 Northeast Anoka County	7	3	69	0	1	0	0	0	4	1
711 Southern Chisago County	123	14	574	0	0	3	0	1	51	24
712 Maplewood/North St. Paul	75	7	531	0	0	0	0	1	29	17
713 Bethel	34	1	202	2	0	0	0	0	6	6
714 SP-Phalen	69	6	339	0	3	1	0	1	14	8
716 Hillcrest/Hazel Park/Dytns Bllf	126	8	616	0	4	1	0	1	21	23
720 Southeast St. Paul	19	2	124	0	0	0	0	1	3	4
721 Lakeland/Afton/Denmark	6	1	80	2	0	0	0	0	15	9
722 Nwprst/St. Paul Park/Cttge Grve	101	16	645	0	3	0	0	2	19	11
725 Pine Sprngs/Lk Elmo/Oakdle	62	3	485	0	0	0	0	0	18	20
726 Woodbury	117	13	1,119	1	6	0	1	0	52	37
727 Stillwater/Bayport	47	2	475	0	1	1	0	0	38	24
728 Riverview/Cherokee	32	1	130	0	0	0	0	0	5	8
738 Home Croft/W 7Th	20	1	112	1	0	0	0	0	9	2
740 Crocus Hill	20	0	260	0	1	0	0	0	14	20
741 Downtown Stp/Capital Heights	67	0	234	0	4	1	0	1	20	35
742 Central	60	3	296	0	0	1	0	1	25	5

(Continued on page 7)

2005 HOME SALES AS REPORTED BY MLS PARTICIPANTS (Single Family and Condo/Townhome)

(Continued from page 2)

DISTRICT NUMBER & NAME	TOTAL SALES	BEDROOMS				DOLLAR VOLUME	AVERAGE PRICE	MEDIAN PRICE
		1	2	3	4+			
741 SP-Downtown Stp/Capital Heights	257	119	88	15	1	\$54,520,287	\$212,141	\$180,613
742 SP-Central	356	22	94	170	70	\$55,568,962	\$157,419	\$160,000
744 SP-Como	299	8	87	161	43	\$67,631,280	\$226,192	\$218,000
746 SP-St. Anthony/Midway	293	15	97	128	53	\$64,151,597	\$219,697	\$195,154
748 SP-Town & Country/Merriam Park	140	3	24	57	56	\$47,719,591	\$340,854	\$293,750
750 SP-Mac/Groveland/River Road Area	315	10	79	165	61	\$98,816,612	\$313,704	\$280,000
752 SP-Highland Area	354	16	77	192	69	\$111,545,428	\$315,100	\$275,000
754 Big Lake Township	444	2	118	189	134	\$98,391,031	\$221,601	\$202,900
756 Elk River	530	3	100	228	199	\$134,322,340	\$253,438	\$234,900
758 Northwestern Anoka County	328	4	70	155	99	\$87,140,656	\$265,673	\$235,950
760 Ramsey	498	0	116	205	177	\$121,575,009	\$244,127	\$226,000
762 Andover	573	1	47	230	295	\$167,676,326	\$293,140	\$275,000
764 Blaine	1,095	6	292	454	343	\$283,529,185	\$259,167	\$225,000
765 Arden Hills/Shoreview	573	24	185	215	149	\$151,426,164	\$264,269	\$238,900
766 Mdsvw/New Brightn/St.Anthny Vilg	493	14	102	229	148	\$122,193,765	\$248,361	\$229,950
767 Coon Rapids	1,321	5	408	521	387	\$289,718,163	\$219,483	\$206,000
768 Fridley	366	8	77	176	101	\$77,998,880	\$213,696	\$209,900
769 Anoka	240	2	51	116	71	\$50,421,482	\$210,090	\$203,111
770 Hilltop/Columbia Heights	342	14	78	179	71	\$66,324,449	\$193,931	\$189,900
771 Spring Lake Park	82	1	13	42	26	\$16,937,475	\$206,555	\$208,000
772 Lexington/Circle Pines	123	0	39	63	21	\$26,067,670	\$211,932	\$193,000
780 Sherburne County	922	24	224	407	266	\$210,395,282	\$228,194	\$210,000
782 Isanti County	614	9	238	254	112	\$125,161,153	\$203,846	\$188,900
783 Cambridge	143	1	65	44	33	\$28,009,760	\$195,872	\$180,000
784 Northern Chisago County	116	2	46	47	21	\$25,112,001	\$216,483	\$207,125
801 Southeast Wisconsin	1	0	0	1	0	\$206,000	\$206,000	\$206,000
802 Southern Wisconsin	23	1	6	12	4	\$2,852,547	\$124,024	\$109,900
803 Eastern Wisconsin	5	0	1	3	1	\$619,900	\$123,980	\$96,900
804 Central Wisconsin	18	2	4	8	4	\$2,297,800	\$127,656	\$96,950
805 Western Wisconsin	3,761	77	1,072	1,745	852	\$734,004,429	\$195,318	\$173,000
811 Northeast Minnesota	1,022	63	315	465	169	\$176,239,775	\$172,615	\$147,500
812 Northern Minnesota	386	16	107	177	83	\$67,984,487	\$176,126	\$151,000
813 Northwest Minnesota	73	2	27	24	19	\$9,813,148	\$134,427	\$106,000
814 West Central Minnesota	871	29	223	385	233	\$141,630,659	\$162,607	\$135,000
815 Southern Minnesota	867	5	166	411	285	\$139,424,381	\$161,184	\$146,900
816 Southeast Minnesota	1,769	25	414	704	624	\$321,520,376	\$181,753	\$159,000
817 Central Minnesota	2,934	89	918	1,201	716	\$554,751,300	\$189,206	\$163,000
840 North Dakota	66	0	13	30	23	\$8,299,804	\$125,755	\$123,499
850 South Dakota	2	0	0	1	1	\$122,500	\$61,250	\$61,250
861 Eastern Iowa	1	0	0	0	1	\$199,900	\$199,900	\$199,900

2004 HOME SALES AS REPORTED BY MLS PARTICIPANTS (Single Family and Condo/Townhome)

(Continued from page 3)

DISTRICT NUMBER & NAME	TOTAL SALES	BEDROOMS				DOLLAR VOLUME	AVERAGE PRICE	MEDIAN PRICE
		1	2	3	4+			
741 Downtown Stp/Capital Heights	363	104	128	6	3	\$61,104,075	\$168,796	\$151,537
742 Central	391	16	126	190	58	\$57,427,782	\$146,874	\$150,000
744 Como	331	8	107	175	41	\$70,498,315	\$212,986	\$200,000
746 St. Anthony/Midway	243	10	58	119	56	\$50,525,456	\$207,924	\$193,640
748 Town & Country/Merriam Park	155	13	28	65	49	\$48,359,821	\$311,999	\$245,000
750 Mac/Groveland/River Road Area	311	16	87	145	62	\$93,124,143	\$299,435	\$264,000
752 Highland Area	308	12	72	171	53	\$92,535,398	\$300,440	\$269,900
754 Big Lake Township	469	3	134	199	133	\$127,937,093	\$273,370	\$189,900
756 Elk River	620	0	125	293	202	\$148,391,764	\$239,728	\$225,000
758 Northwestern Anoka County	361	4	79	167	110	\$92,774,874	\$257,708	\$239,900
760 Ramsey	561	0	125	229	204	\$137,730,671	\$246,388	\$226,000
762 Andover	530	5	42	217	266	\$143,398,054	\$270,562	\$254,329
764 Blaine	1,095	2	290	424	377	\$264,944,854	\$242,180	\$213,000
765 Arden Hills/Shoreview	551	16	175	213	147	\$134,973,440	\$245,406	\$220,250
766 Mndsvw/New Brghtn/St.Anthny Vilg	481	19	98	242	122	\$110,359,499	\$229,438	\$219,500
767 Coon Rapids	1,402	5	442	549	405	\$296,494,874	\$211,480	\$195,000
768 Fridley	404	10	66	227	97	\$82,186,908	\$203,433	\$195,549
769 Anoka	287	0	58	133	96	\$60,062,439	\$209,277	\$195,500
770 Hilltop/Columbia Heights	329	13	75	172	68	\$60,534,721	\$183,996	\$180,000
771 Spring Lake Park	104	1	25	46	32	\$20,728,952	\$199,317	\$190,990
772 Lexington/Circle Pines	120	0	34	53	33	\$23,765,753	\$198,048	\$189,450
780 Sherburne County	1,095	24	353	440	276	\$236,547,463	\$216,025	\$182,400
782 Isanti County	513	8	170	227	107	\$99,339,970	\$193,645	\$176,500
783 Cambridge	265	5	123	89	47	\$48,749,002	\$183,958	\$172,500
784 Northern Chisago County	139	6	53	56	24	\$26,655,857	\$191,769	\$175,000
802 Southern Wisconsin	1	0	0	0	1	\$174,997	\$174,997	\$174,997
803 Eastern Wisconsin	1	0	0	1	0	\$145,000	\$145,000	\$145,000
804 Central Wisconsin	10	1	6	2	1	\$1,509,402	\$150,940	\$163,751
805 Western Wisconsin	3,405	62	947	1,608	775	\$687,867,809	\$202,493	\$170,000
811 Northeast Minnesota	669	38	232	285	106	\$109,631,966	\$163,874	\$139,900
812 Northern Minnesota	565	29	175	242	117	\$112,665,717	\$199,762	\$146,113
813 Northwest Minnesota	70	7	16	30	17	\$10,417,800	\$148,826	\$126,150
814 West Central Minnesota	754	17	195	336	204	\$102,156,781	\$135,486	\$116,250
815 Southern Minnesota	521	3	111	231	176	\$81,095,047	\$155,952	\$140,050
816 Southeast Minnesota	1,395	22	329	547	497	\$247,809,741	\$177,641	\$151,270
817 Central Minnesota	2,436	72	783	962	603	\$420,738,318	\$172,788	\$153,000
840 North Dakota	62	0	14	27	20	\$6,605,748	\$106,544	\$99,950
850 South Dakota	2	0	0	1	1	\$77,500	\$38,750	\$38,750

TYPE OF FINANCING FOR ALL SALES BY DISTRICT NUMBER – 2005

(Continued from page 4)

DISTRICT AND NAME	LNFA	LNDVA	CONVE	ASSUM	ADJGP	CONFD	CDASS	SPEFU	CASH	OTHER
742 SP-Central	20	3	298	0	3	1	0	1	14	15
744 SP-Como	19	5	249	0	2	1	0	0	14	9
746 SP-St. Anthony/Midway	16	3	239	0	0	1	0	1	17	15
748 SP-Town & Country/Merriam Park	6	0	122	0	0	0	0	0	6	6
750 SP-Mac/Groveland/River Road Area	4	0	268	0	1	1	0	2	22	17
752 SP-Highland Area	9	1	307	0	0	0	0	0	17	20
754 Big Lake Township	31	6	374	0	1	2	0	0	14	15
756 Elk River	28	6	438	1	1	1	0	5	27	23
758 Northwestern Anoka County	16	1	291	0	2	0	0	0	10	8
760 Ramsey	29	3	437	0	0	0	0	0	9	20
762 Andover	10	3	513	0	1	3	0	0	17	26
764 Blaine	65	4	949	0	6	1	1	1	29	37
765 Arden Hills/Shoreview	9	4	502	0	0	0	1	1	34	22
766 Moundsv/New Brightn/St.Anthny Vilg	25	2	417	1	0	0	0	0	27	20
767 Coon Rapids	98	10	1,104	0	3	3	0	3	50	49
768 Fridley	23	4	317	0	2	0	0	2	8	9
769 Anoka	17	4	200	0	1	1	0	1	7	9
770 Hilltop/Columbia Heights	25	2	297	1	0	1	0	1	10	5
771 Spring Lake Park	3	2	71	0	1	0	0	0	2	3
772 Lexington/Circle Pines	6	1	106	0	1	0	0	0	4	5
780 Sherburne County	50	5	794	1	2	1	0	2	42	24
782 Isanti County	31	7	508	1	3	2	0	7	37	18
783 Cambridge	14	1	110	0	0	0	0	0	13	5
784 Northern Chisago County	3	0	97	0	1	1	0	2	8	4
801 Southeast Wisconsin	0	0	1	0	0	0	0	0	0	0
802 Southern Wisconsin	2	0	20	0	0	0	1	0	0	0
803 Eastern Wisconsin	2	0	3	0	0	0	0	0	0	0
804 Central Wisconsin	0	0	16	0	0	0	0	0	2	0
805 Western Wisconsin	97	18	2,829	1	11	11	1	6	610	171
811 Northeast Minnesota	34	21	809	0	1	7	0	1	128	19
812 Northern Minnesota	10	3	267	1	0	4	0	1	84	16
813 Northwest Minnesota	7	0	43	0	0	2	0	0	20	1
814 West Central Minnesota	54	4	616	0	1	9	1	5	151	30
815 Southern Minnesota	82	12	675	2	1	3	1	4	67	20
816 Southeast Minnesota	111	14	1,415	0	0	8	2	1	154	64
817 Central Minnesota	136	29	2,293	4	0	20	7	1	362	82
840 North Dakota	0	1	43	0	0	0	0	0	5	0
850 South Dakota	17	1	0	0	0	0	0	0	1	0
861 Eastern Iowa	0	0	1	0	0	0	0	0	0	0

LNFA - FHA • LNDVA - DVA • CONVE - Conventional • ASSUM - Assumable • ADJGP - Adjustable rate/Gr Payment • CONFD - Contract for Deed
 CDASS - Contract/Deed w/Assumptions • SPEFU - Special Funding • Cash - Cash • Other - Other

TYPE OF FINANCING FOR ALL SALES BY DISTRICT NUMBER – 2004

(Continued from page 5)

DISTRICT AND NAME	LNFA	LNDVA	CONVE	ASSUM	ADJGP	CONFD	CDASS	SPEFU	CASH	OTHER
744 Como	48	2	262	0	1	0	0	0	9	9
746 St. Anthony/Midway	21	4	194	0	1	0	0	1	20	2
748 Town & Country/Merriam Park	9	0	128	0	1	0	0	0	9	8
750 Mac/Groveland/River Rd	21	0	255	0	0	0	0	0	26	9
752 Highland Area	15	1	245	0	1	1	0	1	31	13
754 Big Lake Township	83	6	356	0	2	0	1	0	13	7
756 Elk River	116	6	466	1	0	4	0	0	14	12
758 Northwestern Anoka County	52	5	283	0	0	0	0	1	11	8
760 Ramsey	112	3	422	0	0	0	0	0	15	7
762 Andover	75	3	418	0	1	1	0	0	13	19
764 Blaine	174	10	849	1	1	1	2	0	21	35
765 Arden Hills/Shoreview	39	3	452	2	0	3	0	0	36	15
766 Mdsvw/Nw Brghn/St.Anthy Vilg	45	2	396	0	0	0	0	1	23	13
767 Coon Rapids	233	13	1,062	1	2	4	1	2	44	40
768 Fridley	59	2	319	1	1	0	0	0	10	12
769 Anoka	43	2	219	0	1	0	0	1	10	11
770 Hilltop/Columbia Heights	51	3	254	1	1	0	0	2	8	9
771 Spring Lake Park	20	1	79	0	0	0	0	0	2	2
772 Lexington/Circle Pines	18	0	97	0	0	0	0	1	0	4
780 Sherburne County	184	14	816	0	3	3	0	5	55	15
782 Isanti County	84	7	379	0	1	5	0	0	29	8
783 Cambridge	47	6	186	0	0	1	0	1	16	8
784 Northern Chisago County	14	0	106	0	0	0	0	1	12	6
802 Southern Wisconsin	0	0	1	0	0	0	0	0	0	0
803 Eastern Wisconsin	0	0	1	0	0	0	0	0	0	0
804 Central Wisconsin	0	0	8	0	0	0	0	0	1	1
805 Western Wisconsin	351	23	2,277	5	7	6	4	8	564	150
811 Northeast Minnesota	95	14	451	0	0	8	4	0	83	14
812 Northern Minnesota	68	6	368	0	0	2	1	1	112	6
813 Northwest Minnesota	11	1	41	0	0	0	1	0	16	0
814 West Central Minnesota	53	11	541	0	0	11	1	0	102	35
815 Southern Minnesota	53	8	398	0	1	2	0	0	51	7
816 Southeast Minnesota	142	7	1,044	2	0	8	1	2	110	79
817 Central Minnesota	270	28	1,748	0	3	22	3	3	298	59
840 North Dakota	15	2	32	0	0	0	0	0	13	0
850 South Dakota	0	0	0	0	0	0	0	0	2	0

ANNUAL REVIEW

	Listings Processed	Total Dollar Volume	Unit Sales	Average Sales Price
1980	37,018	1,340,772,915	18,351	74,069
1981	35,580	1,249,787,584	15,675	80,238
1982	41,465	998,693,468	12,193	82,288
1983	50,794	1,344,916,756	15,914	84,953
1984	53,646	1,544,535,531	18,231	85,007
1985	51,492	1,866,291,153	21,335	87,789
1986	58,382	2,523,647,113	28,015	90,319
1987	55,422	2,460,309,115	25,772	95,914
1988	80,771	3,211,389,403	34,244	93,977
1989	89,170	3,277,302,913	33,962	96,658
1990	78,548	3,372,262,409	34,496	98,016
1991	71,850	3,522,813,135	35,598	99,402
1992	72,730	4,309,040,911	41,944	103,264
1993	70,685	4,300,305,967	39,842	107,569
1994	63,369	4,733,426,199	42,454	111,806
1995	64,556	4,941,765,241	42,310	117,053
1996	73,433	5,818,898,453	46,949	124,022
1997	63,189	5,680,945,013	41,441	137,085
1998	64,280	7,048,446,631	47,836	147,346
1999	57,573	7,620,974,435	46,675	163,277
2000	59,618	8,754,809,444	48,208	181,605
2001	71,861	10,217,347,550	50,298	203,136
2002	73,940	11,331,943,390	51,212	221,275
* 2003	86,378	13,478,897,819	56,528	238,446
2004	97,737	14,922,306,738	58,233	256,252
2005	99,211	15,610,890,354	57,283	272,522

1980 - 1996 – All property types
All MLS districts

1997-present - Single family detached,
condos, townhouses and twin homes.
13 county metro area only

* **2002** – Home sales were recalculated
by RMLS on March 6, 2003 due to the
fact the previous report included some
sales reported early in 2003.

AVERAGE SALES PRICE BY DISTRICT SINGLE FAMILY

1998-2005 Single Family = single family detached, condos, townhouses and twin homes.

	1998	1999	2000	2001	* 2002	2003	2004	2005	% Change from 2004	% Change from 2000
Division III										
Minneapolis										
300 Calhoun-Isles	\$233,049	\$290,226	\$296,188	\$351,333	\$373,453	\$408,461	\$370,656	\$372,068	0.4%	25.6%
301 Camden	70,029	79,724	93,216	113,612	130,626	145,436	159,716	170,491	6.7	82.9
302 Central	134,011	156,853	200,293	217,375	270,763	275,497	314,868	290,640	-7.7	45.1
303 Longfellow	95,665	112,882	130,985	155,226	175,457	188,073	214,911	230,133	7.1	75.7
304 Nokomis	106,728	122,473	142,080	170,066	191,543	207,649	223,953	234,483	4.7	65.0
305 North	58,471	64,408	78,102	99,441	122,211	142,153	167,074	166,173	-0.5	112.8
306 Northeast	92,328	110,983	128,335	148,796	168,561	187,518	200,452	209,454	4.5	63.2
307 Phillips	50,289	59,086	87,570	117,363	126,093	147,269	168,620	181,357	7.6	107.1
308 Powderhorn	73,010	88,048	105,359	134,277	158,396	163,621	180,765	192,626	6.6	82.8
309 Southwest	163,434	198,231	219,038	246,128	271,606	301,059	314,957	334,398	6.2	52.7
310 University	118,239	121,016	146,263	181,312	193,409	216,047	237,979	252,909	6.3	72.9
Suburban and other areas										
340 Buffalo	133,514	140,802	169,647	176,167	187,293	207,208	222,891	235,955	5.9	39.1
341 Wright County	123,720	142,231	162,416	179,048	192,047	204,680	219,996	241,140	9.6	48.5
342 Hutchinson	110,720	117,513	119,572	129,042	137,415	147,905	155,138	173,593	11.9	45.2
343 McLeod	96,016	109,609	109,231	126,988	128,969	131,286	161,672	163,395	1.1	49.6
360 Robbinsdale	101,072	114,578	131,249	152,150	164,166	178,450	190,824	193,651	1.5	47.5
361 Crystal	103,096	113,106	129,017	153,720	163,946	178,753	189,784	201,502	6.2	56.2
362 New Hope	118,487	130,235	146,715	161,770	180,464	197,142	209,819	219,473	4.6	49.6
363 Brooklyn Center	94,362	110,822	124,435	142,706	157,359	169,248	183,319	194,124	5.9	56.0
364 Brooklyn Park	118,692	134,822	151,298	169,395	182,623	208,506	228,103	248,074	8.8	64.0
365 Maple Grove / Oss	162,065	182,643	200,674	214,828	236,419	254,679	263,719	290,334	10.1	44.7
366 Champlin	136,315	148,557	173,531	191,458	206,181	226,442	239,231	253,513	6.0	46.1
367 Hennepin Co No	184,638	174,515	206,833	217,317	229,857	251,558	275,829	295,692	7.2	43.0
368 Hennepin Co NW	236,187	263,877	310,009	344,611	396,888	444,263	486,537	520,261	6.9	67.8
370 Sibley County	83,240	93,540	99,849	112,158	135,357	121,962	137,108	160,087	16.8	60.3
373 Golden Valley	150,858	177,548	196,321	219,014	245,111	268,775	287,259	312,516	8.8	59.2
374 Plymouth	192,689	215,180	226,656	252,473	265,829	287,489	310,289	323,608	4.3	42.8
378 Richfield	111,959	127,766	141,573	160,101	182,728	195,271	211,395	221,212	4.6	56.3
379 Blmington - E	113,733	127,656	144,184	165,828	177,543	195,983	197,441	218,165	10.5	51.3
380 Blmington - W	160,297	174,290	198,693	213,478	231,762	246,102	259,541	281,523	8.5	41.7
381 Lake Mtka N	297,661	351,529	391,826	422,298	461,448	483,802	585,078	629,488	7.6	60.7
385 Edina	247,019	278,355	298,541	328,204	352,363	396,287	402,321	450,131	11.9	50.8
386 Hopkins	105,506	126,980	130,129	159,910	174,773	191,917	183,448	211,202	15.1	62.3
387 Minnetonka	193,887	219,510	247,102	265,938	298,954	315,353	338,985	353,159	4.2	42.9
391 St Louis Park	120,049	141,235	156,214	179,190	194,756	215,910	230,017	248,018	7.8	58.8
392 Eden Prairie	206,091	228,812	265,131	305,008	309,090	325,661	348,903	371,874	7.4	41.4
394 Carver County	143,562	156,776	172,728	205,973	212,136	224,526	251,231	258,895	3.1	49.9
396 Chanhassen	207,250	224,760	256,782	285,722	300,812	317,921	353,801	353,302	-0.1	37.6
397 Chaska	165,175	188,103	208,377	237,662	243,324	254,163	273,326	281,629	3.0	35.2
398 Victoria	239,756	253,538	294,411	285,423	317,607	367,246	369,473	474,128	28.3	61.0

RESIDENTIAL PROPERTY SALES MONTHLY FOR 2003, 2004 and 2005

	CLOSED SALES* 13 County Metro			PENDING SALES** 13 County Metro			LISTINGS PROCESSED 13 County Metro			AVERAGE SALE PRICE 13 County Metro		
	2003	2004	2005	2003	2004	2005	2003	2004	2005	2003	2004	2005
January	3,110	2,504	2,885	3,838	3,534	3,404	6,629	6,845	6,516	\$227,307	\$239,744	\$260,269
February	2,776	2,731	2,712	4,183	4,277	4,558	5,947	6,700	6,905	\$226,614	\$236,792	\$253,142
March	3,633	4,028	3,869	5,380	6,542	5,887	7,335	8,981	8,767	\$220,244	\$238,917	\$256,581
April	4,228	4,528	4,645	6,133	6,841	6,850	8,268	10,214	10,429	\$229,570	\$250,036	\$261,724
May	4,942	5,524	5,553	5,963	6,594	6,726	8,784	9,790	9,794	\$230,901	\$246,155	\$268,156
June	5,905	7,047	6,735	6,441	6,510	6,721	8,684	10,267	10,003	\$242,902	\$259,979	\$275,165
July	6,264	6,244	5,995	6,653	6,074	5,883	8,724	9,690	9,121	\$241,115	\$261,096	\$279,304
August	6,272	6,440	6,979	5,715	6,167	6,100	7,718	9,651	9,793	\$247,396	\$262,061	\$281,823
September	5,908	5,256	5,277	4,741	5,090	4,971	8,079	9,042	9,336	\$239,779	\$258,213	\$274,970
October	5,410	4,855	4,843	4,760	4,902	4,460	7,756	7,511	8,257	\$243,163	\$269,478	\$277,274
November	4,032	4,672	4,115	3,559	4,258	3,875	4,787	5,412	6,091	\$248,984	\$268,044	\$282,245
December	4,048	4,327	3,638	3,092	3,536	3,178	3,667	3,634	4,199	\$246,700	\$261,434	\$279,703
TOTAL	56,528	58,223	57,283	60,458	64,325	62,613	86,378	97,737	99,211	\$238,446	\$256,252	\$272,522

This report relates to single-family residential properties only. This includes condominiums, townhomes, and townhouses, but does not include duplexes, apartment buildings, other multi-family dwellings, lots, raw land, or commercial properties.

This report includes sales reported in the 13 county metro area: Anoka, Carver, Chisago, Dakota, Goodhue, Hennepin, Ramsey, Rice, Scott, Sherburne, St. Croix, Washington and Wright.

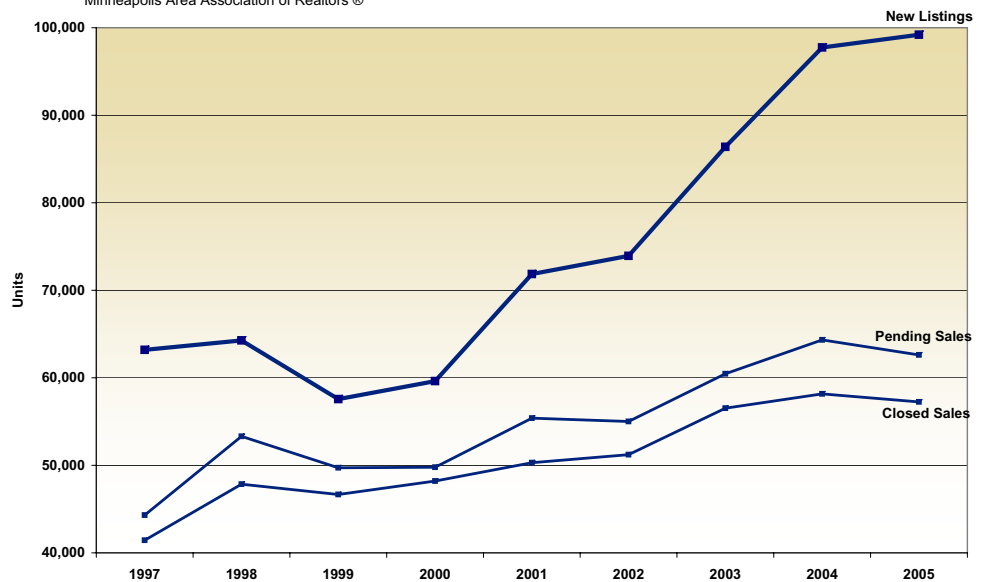
Pending Sales - The pending listings counts are based on when listings actually entered the pending status.

UNIT ACTIVITY SUPPLY CATCHES UP WITH DEMAND

Aided by low interest rates, relatively tight supply and increased demand from first-time home buyers and retiring boomers the Twin Cities residential real estate market saw unparalleled growth in recent years. Records were consistently smashed for pending sales, closed sales, new listings, and price growth. Inventories were low, homes sold relatively quickly, and the market was tipped generously in the direction of the seller. The extreme nature of this market was unsustainable, and in 2005 we began to see the expected signs of a soft landing in our marketplace.

The total inventory of homes on the market ended the year at almost 20 percent higher than the year previous, and new listings in 2005 set a new record with close to 100,000 units put onto the market. Conversely, pending sales and closed sales both lagged slightly behind 2004. In sum, supply made gains to catch up with buyer activity.

Twin Cities Residential Real Estate Market Activity
1997 - 2005
Minneapolis Area Association of Realtors®



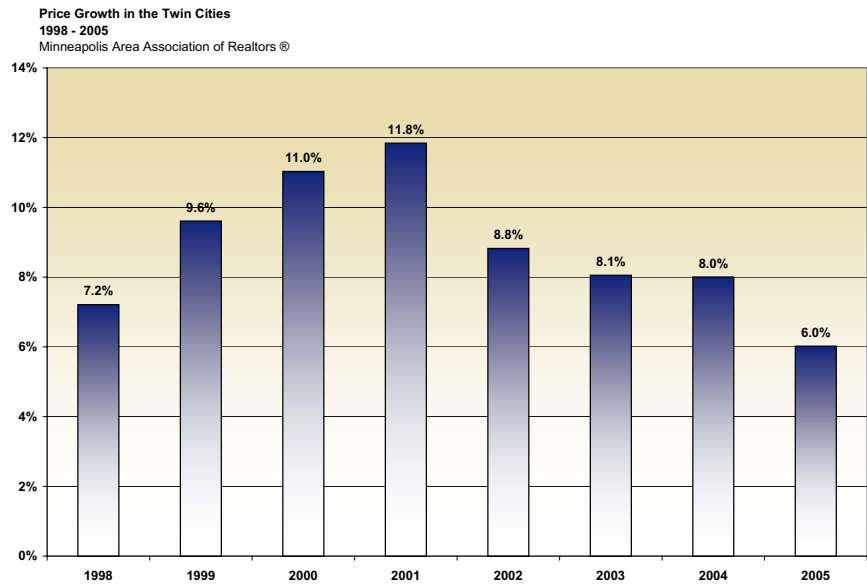
NOTICE

Average and median sale prices are included in portions of this report. According to Webster's Dictionary a median is "a value in an ordered set of values below and above which there is an equal number of values which is the arithmetic mean of the two middle values if there is no one middle number." An average is determined by dividing the total dollar volume by unit number.

PRICE GROWTH PRICE GROWTH RETURNS TO HISTORICAL NORMS

The market has become balanced between buyers and sellers. As a natural consequence, market time and price appreciation are now falling back to earth from the record levels of recent years. Many new REALTORS® have never worked in a market with average market times at 55 days or above, or with price appreciation at 6 percent or below – both of which are still considered signs of a healthy and balanced market.

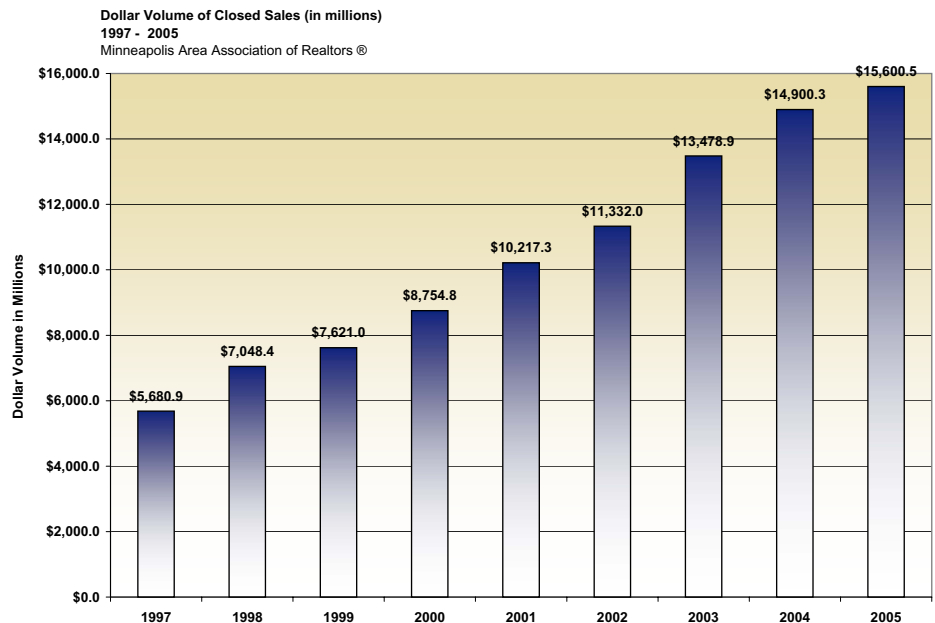
It is important to understand that this shift in market dynamics was expected, and is in many ways necessary for our market to position itself for long term stability and growth. Consumers and REALTORS® must recognize this changed dynamic and prepare themselves accordingly in the process of buying and selling homes.



DOLLAR VOLUME ACTIVITY REMAINS HEALTHY AND ROBUST

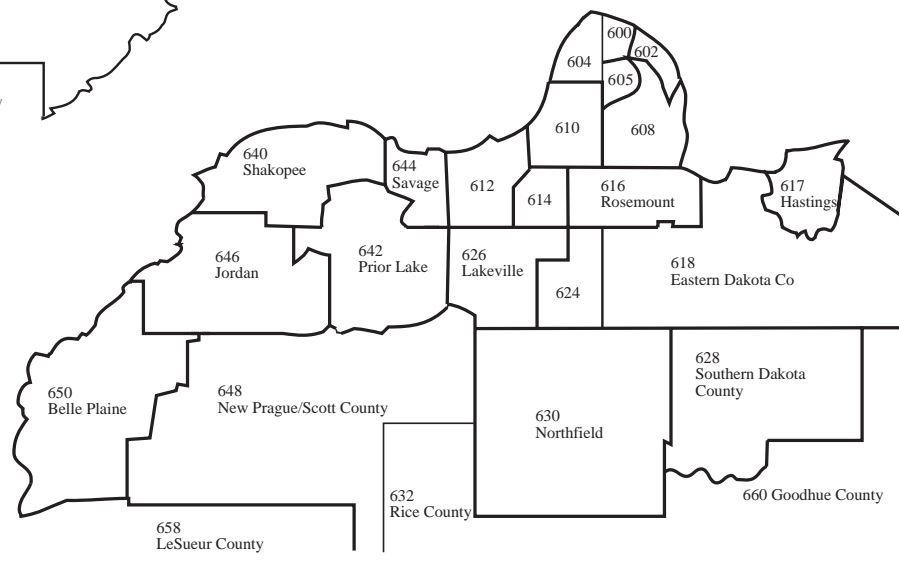
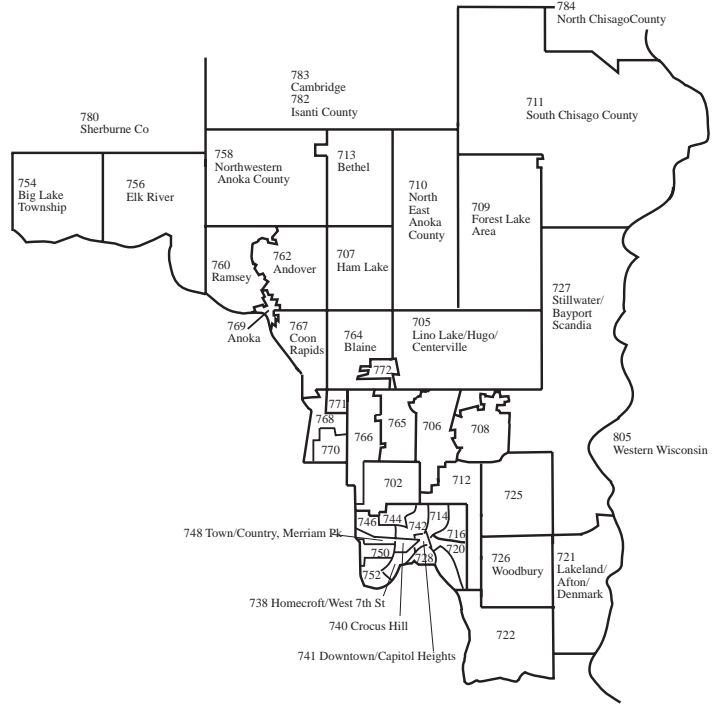
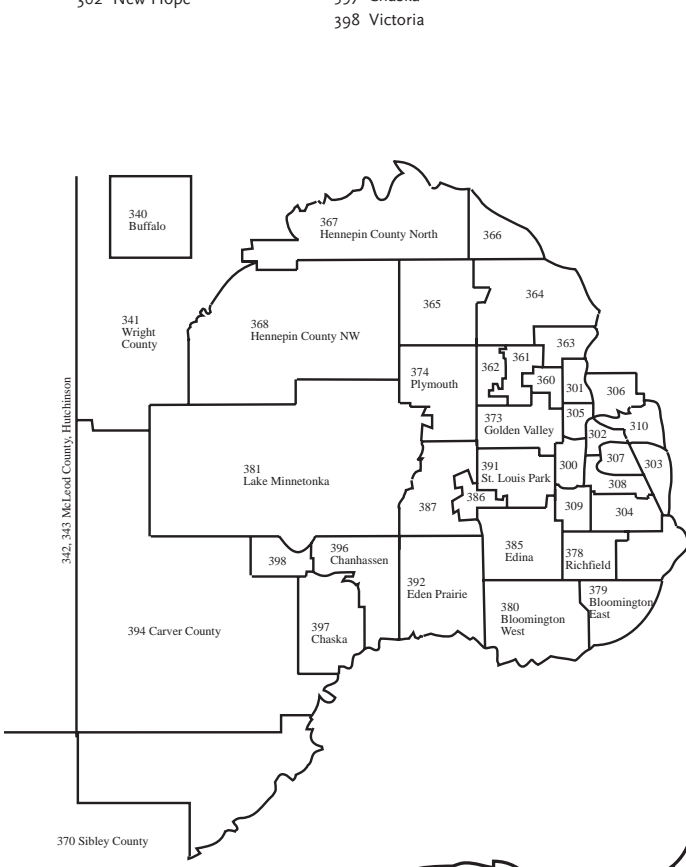
While the market has balanced, overall activity remained robust in 2005 – guided by a strong and diverse local economy, population growth, job creation, and the continuation of historically-low interest rates. The sale of residential real estate pumped more than \$15 billion into the local economy – a new record for our region.

The local and national economies look on track for healthy growth in 2006, and it should be another great year for Twin Cities real estate.



District Maps

- | | | | | |
|--------------------------|-----------------------|---|-----------------------------------|---|
| 300 Calhoun - Isles | 363 Brooklyn Center | 702 Falcon Heights/Lauderdale/Roseville | 727 Stillwater/Bayport | 766 Moundsview/New Brighton/
St. Anthony Village |
| 301 Camden | 364 Brooklyn Park | 705 Lino Lakes/Hugo/Centerville | 728 Riverview/Cherokee | 767 Coon Rapids |
| 302 Central | 365 Maple Grove/Osseo | 706 South Central Suburban | 738 Homecroft/West 7th St. | 768 Fridley |
| 303 Longfellow | 366 Champlin | 707 Ham Lake | 740 Crocus Hill | 769 Anoka |
| 304 Nokomis | 367 Hennepin Co North | 708 White Bear Area | 741 Downtown/Capitol Heights | 770 Hilltop/Columbia Heights |
| 305 North | 368 Hennepin C. NW | 709 Forest Lake | 742 Central | 771 Spring Lake Park |
| 306 Northeast | 370 Sibley County | 710 Northeast Anoka County | 744 Como | 772 Lexington/Circle Pines |
| 307 Phillips | 373 Golden Valley | 711 Southern Chisago County | 746 St. Anthony/Midway | 780 Sherburne County |
| 308 Powderhorn | 374 Plymouth | 712 Maplewood/North St. Paul | 748 Town and Country/Merriam Park | 782 Isanti County |
| 309 Southwest | 378 Richfield | 713 Bethel | 750 Mac/Groveland/River Road Area | 783 Cambridge |
| 310 University | 379 Bloomington East | 714 Phalen | 752 Highland Area | 784 Northern Chisago County |
| | 380 Bloomington West | 716 Hillcrest/Dayton's Bluff/Hazel Park | 754 Big Lake Township | 805 Western Wisconsin |
| | 381 Lake Minnetonka | 720 Southeast St. Paul | 756 Elk River | |
| | 385 Edina | 721 Lakeland/Afton/Denmark | 758 Northwestern Anoka County | |
| Suburban and other areas | 386 Hopkins | 722 Newport/St. Paul Park/Cottage Grove | 760 Ramsey | |
| 340 Buffalo | 387 Minnetonka | 725 Pine Spings/Lake Elmo/Oakdale | 762 Andover | |
| 341 Wright County | 391 St. Louis Park | 726 Woodbury | 764 Blaine | |
| 342 Hutchinson | 392 Eden Prairie | | 765 Arden Hills/Shoreview | |
| 343 McLeod County | 394 Carver County | | | |
| 360 Robbinsdale | 396 Chanhassen | | | |
| 361 Crystal | 397 Chaska | | | |
| 362 New Hope | 398 Victoria | | | |



- 600 West St. Paul
- 602 South St. Paul
- 604 Mendota/Lilydale/Mendota Hts
- 605 Sunfish Lake
- 608 Inver Grove Heights
- 610 Eagan
- 612 Burnsville
- 614 Apple Valley
- 616 Rosemount
- 617 Hastings
- 618 Eastern Dakota County
- 624 Farmington
- 626 Lakeville
- 628 South Dakota County
- 630 Northfield
- 632 Rice County
- 640 Shakopee
- 642 Prior Lake
- 644 Savage
- 646 Jordan
- 648 New Prague/Scott County
- 650 Belle Plaine
- 658 LeSueur County
- 660 Goodhue County