

**- 14.3%**      **- 19.0%**      **+ 1.3%**

Change in  
New Listings

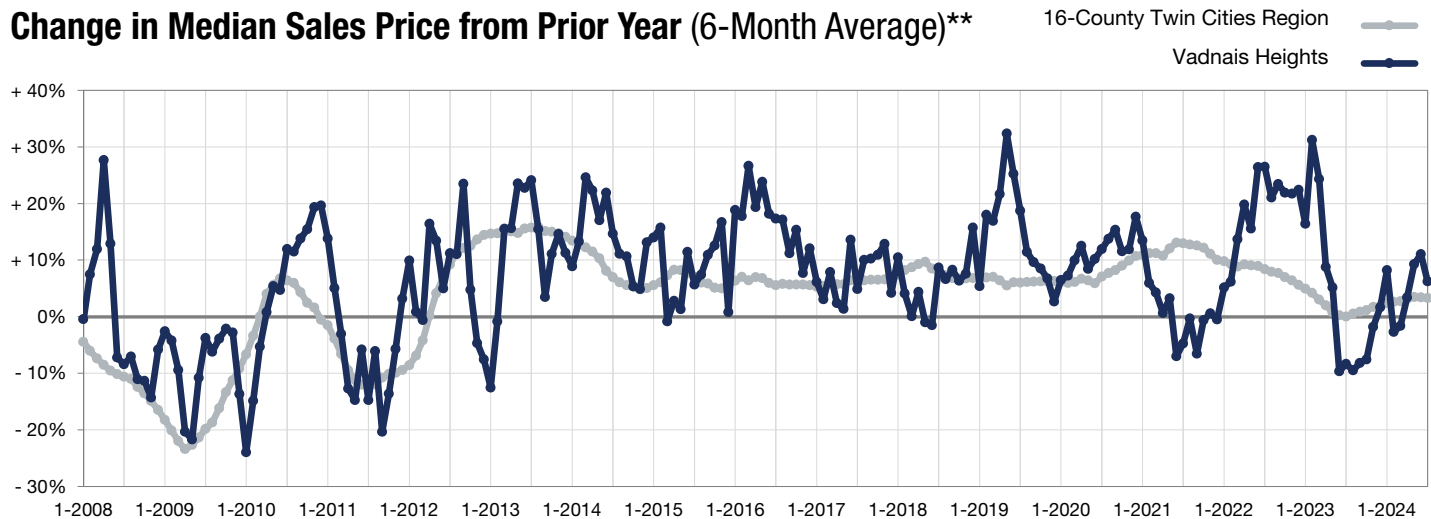
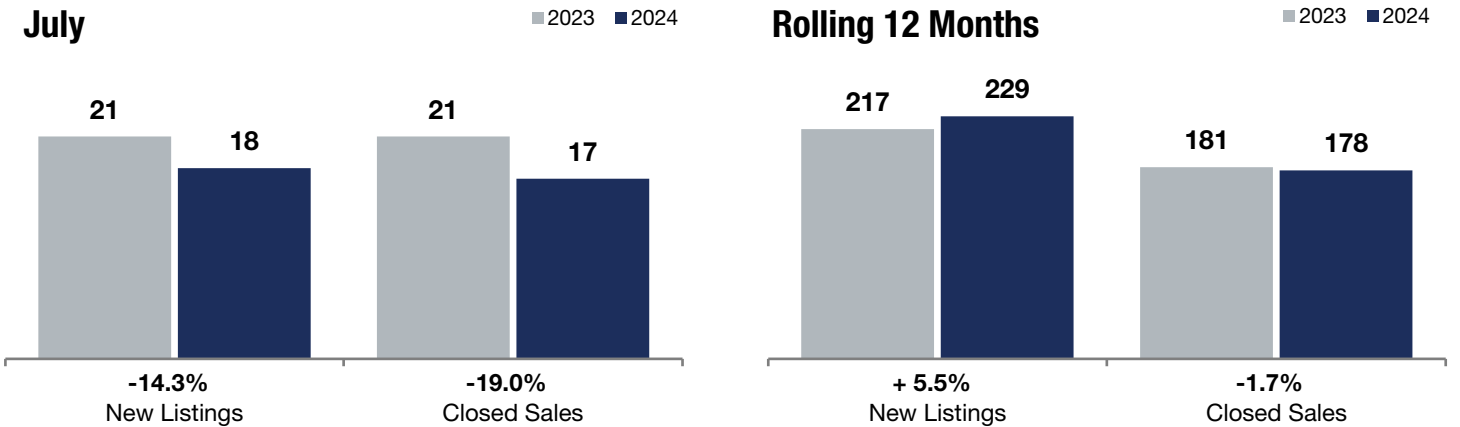
Change in  
Closed Sales

Change in  
Median Sales Price

# Vadnais Heights

	July			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	21	18	-14.3%	217	229	+ 5.5%
Closed Sales	21	17	-19.0%	181	178	-1.7%
Median Sales Price*	\$390,000	<b>\$395,000</b>	+ 1.3%	\$345,000	<b>\$360,000</b>	+ 4.3%
Average Sales Price*	\$403,182	<b>\$347,647</b>	-13.8%	\$371,897	<b>\$392,813</b>	+ 5.6%
Price Per Square Foot*	\$210	<b>\$200</b>	-4.7%	\$202	<b>\$208</b>	+ 3.1%
Percent of Original List Price Received*	100.6%	<b>98.4%</b>	-2.2%	100.7%	<b>98.9%</b>	-1.8%
Days on Market Until Sale	31	<b>33</b>	+ 6.5%	31	<b>39</b>	+ 25.8%
Inventory of Homes for Sale	29	<b>29</b>	0.0%	--	--	--
Months Supply of Inventory	2.0	<b>1.9</b>	-5.0%	--	--	--

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



\*\* 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.