

Local Market Update – May 2018

A RESEARCH TOOL PROVIDED BY THE MINNEAPOLIS AREA ASSOCIATION OF REALTORS®



MINNEAPOLIS AREA Association
of REALTORS®

Minneapolis – Northeast

- 16.9%

Change in
New Listings

- 21.2%

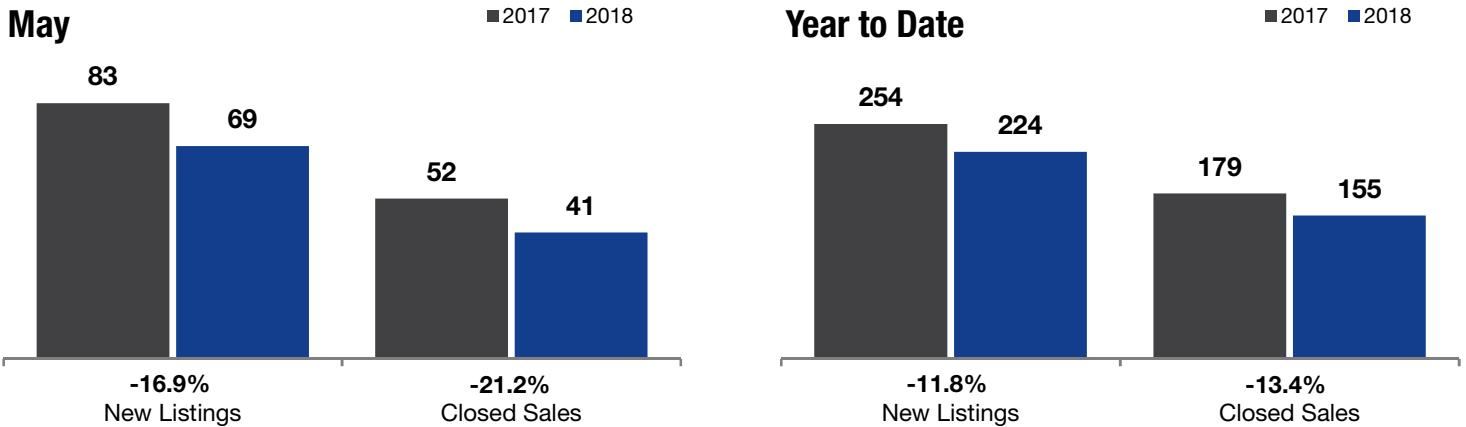
Change in
Closed Sales

+ 5.9%

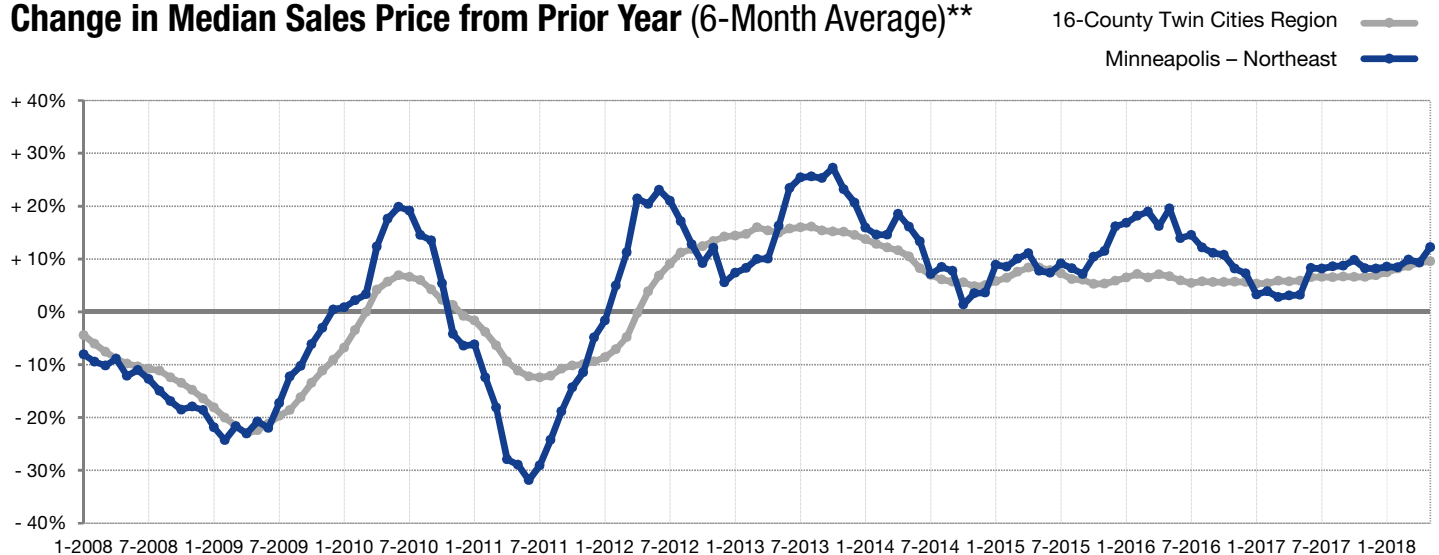
Change in
Median Sales Price

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	83	69	-16.9%	254	224	-11.8%
Closed Sales	52	41	-21.2%	179	155	-13.4%
Median Sales Price*	\$247,500	\$262,000	+ 5.9%	\$230,000	\$254,900	+ 10.8%
Average Sales Price*	\$250,914	\$273,524	+ 9.0%	\$234,291	\$259,364	+ 10.7%
Price Per Square Foot*	\$165	\$171	+ 3.4%	\$165	\$174	+ 5.5%
Percent of Original List Price Received*	102.1%	101.3%	-0.8%	100.6%	100.0%	-0.6%
Days on Market Until Sale	26	24	-7.7%	32	38	+ 18.8%
Inventory of Homes for Sale	47	42	-10.6%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

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



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



** 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. | Current as of June 8, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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Neighborhoods of Minneapolis – Northeast

New Listings

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	18	17	- 5.6%	49	52	+ 6.1%
Beltrami	1	1	0.0%	6	5	- 16.7%
Bottineau	0	3	--	6	13	+ 116.7%
Columbia Park	7	3	- 57.1%	13	11	- 15.4%
Holland	6	5	- 16.7%	19	20	+ 5.3%
Logan Park	2	1	- 50.0%	9	6	- 33.3%
Marshall Terrace	3	0	- 100.0%	10	4	- 60.0%
Northeast Park	1	1	0.0%	5	5	0.0%
Sheridan	0	3	--	10	7	- 30.0%
St. Anthony East	4	1	- 75.0%	13	9	- 30.8%
St. Anthony West	2	2	0.0%	12	6	- 50.0%
Waite Park	27	22	- 18.5%	69	60	- 13.0%
Windom Park	12	10	- 16.7%	33	26	- 21.2%

Closed Sales

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	9	9	0.0%	35	37	+ 5.7%
Beltrami	3	2	- 33.3%	5	4	- 20.0%
Bottineau	2	3	+ 50.0%	7	6	- 14.3%
Columbia Park	1	5	+ 400.0%	8	11	+ 37.5%
Holland	4	2	- 50.0%	17	17	0.0%
Logan Park	0	0	--	5	5	0.0%
Marshall Terrace	3	1	- 66.7%	6	6	0.0%
Northeast Park	0	0	--	5	1	- 80.0%
Sheridan	5	2	- 60.0%	9	5	- 44.4%
St. Anthony East	3	1	- 66.7%	12	6	- 50.0%
St. Anthony West	2	0	- 100.0%	6	2	- 66.7%
Waite Park	13	11	- 15.4%	42	35	- 16.7%
Windom Park	7	5	- 28.6%	22	20	- 9.1%

Median Sales Price

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	\$261,000	\$273,500	+ 4.8%	\$230,000	\$261,000	+ 13.5%
Beltrami	\$175,500	\$287,000	+ 63.5%	\$175,500	\$290,250	+ 65.4%
Bottineau	\$260,111	\$244,500	- 6.0%	\$235,000	\$267,500	+ 13.8%
Columbia Park	\$236,000	\$245,000	+ 3.8%	\$199,000	\$229,400	+ 15.3%
Holland	\$205,250	\$255,500	+ 24.5%	\$203,000	\$237,500	+ 17.0%
Logan Park	\$0	\$0	--	\$167,250	\$270,000	+ 61.4%
Marshall Terrace	\$235,000	\$277,500	+ 18.1%	\$235,500	\$225,000	- 4.5%
Northeast Park	\$0	\$0	--	\$260,000	\$285,000	+ 9.6%
Sheridan	\$240,000	\$311,000	+ 29.6%	\$227,500	\$262,000	+ 15.2%
St. Anthony East	\$259,900	\$346,000	+ 33.1%	\$207,500	\$264,500	+ 27.5%
St. Anthony West	\$290,000	\$0	- 100.0%	\$312,000	\$304,250	- 2.5%
Waite Park	\$237,500	\$250,000	+ 5.3%	\$226,250	\$250,000	+ 10.5%
Windom Park	\$310,000	\$348,000	+ 12.3%	\$278,500	\$258,950	- 7.0%

Days on Market Until Sale

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	29	40	+ 37.9%	35	40	+ 14.3%
Beltrami	3	11	+ 266.7%	5	14	+ 180.0%
Bottineau	11	15	+ 36.4%	42	26	- 38.1%
Columbia Park	2	17	+ 750.0%	51	38	- 25.5%
Holland	77	19	- 75.3%	43	60	+ 39.5%
Logan Park	0	0	--	8	53	+ 562.5%
Marshall Terrace	17	17	0.0%	21	35	+ 66.7%
Northeast Park	0	0	--	55	55	0.0%
Sheridan	6	16	+ 166.7%	21	19	- 9.5%
St. Anthony East	20	2	- 90.0%	35	12	- 65.7%
St. Anthony West	25	0	- 100.0%	16	19	+ 18.8%
Waite Park	33	25	- 24.2%	29	32	+ 10.3%
Windom Park	19	26	+ 36.8%	30	41	+ 36.7%

Pct. Of Original Price Received

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	103.6%	99.5%	- 4.0%	101.8%	101.0%	- 0.8%
Beltrami	103.5%	99.4%	- 4.0%	102.6%	101.3%	- 1.3%
Bottineau	106.1%	102.2%	- 3.7%	99.4%	101.5%	+ 2.1%
Columbia Park	102.7%	102.8%	+ 0.1%	98.9%	98.1%	- 0.8%
Holland	91.9%	105.4%	+ 14.7%	98.5%	97.6%	- 0.9%
Logan Park	0.0%	0.0%	--	101.5%	98.1%	- 3.3%
Marshall Terrace	99.1%	102.8%	+ 3.7%	99.6%	98.4%	- 1.2%
Northeast Park	0.0%	0.0%	--	96.8%	96.6%	- 0.2%
Sheridan	102.7%	104.1%	+ 1.4%	101.8%	101.5%	- 0.3%
St. Anthony East	98.2%	108.2%	+ 10.2%	98.7%	104.4%	+ 5.8%
St. Anthony West	97.2%	0.0%	- 100.0%	99.5%	103.7%	+ 4.2%
Waite Park	103.6%	100.5%	- 3.0%	101.6%	100.2%	- 1.4%
Windom Park	105.4%	100.4%	- 4.7%	100.8%	98.9%	- 1.9%

Inventory

Months Supply

	5-2017	5-2018	+ / -	5-2017	5-2018	+ / -
Audubon Park	12	9	- 25.0%	1.3	1.0	- 23.1%
Beltrami	0	1	--	0.0	0.6	--
Bottineau	0	2	--	0.0	0.9	--
Columbia Park	6	1	- 83.3%	2.4	0.3	- 87.5%
Holland	3	5	+ 66.7%	0.8	1.5	+ 87.5%
Logan Park	3	0	- 100.0%	1.7	0.0	- 100.0%
Marshall Terrace	1	0	- 100.0%	0.6	0.0	- 100.0%
Northeast Park	0	2	--	0.0	1.8	--
Sheridan	0	2	--	0.0	1.0	--
St. Anthony East	2	1	- 50.0%	0.8	0.4	- 50.0%
St. Anthony West	3	2	- 33.3%	1.5	1.1	- 26.7%
Waite Park	9	12	+ 33.3%	0.7	1.1	+ 57.1%
Windom Park	8	5	- 37.5%	1.4	1.0	- 28.6%