

Local Market Update – April 2018

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



MINNEAPOLIS AREA Association
of REALTORS®

Minneapolis – Northeast

+ 15.4%

0.0%

+ 11.7%

Change in
New Listings

Change in
Closed Sales

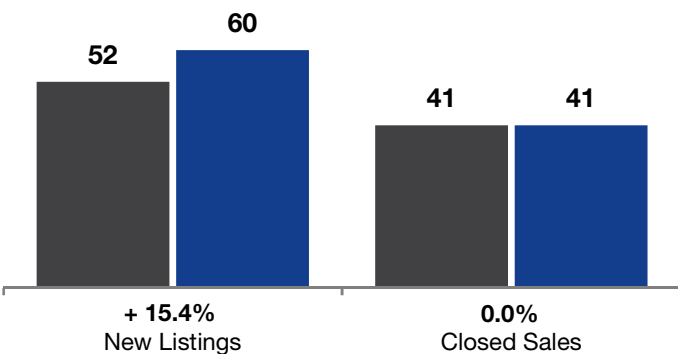
Change in
Median Sales Price

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	52	60	+ 15.4%	171	155	-9.4%
Closed Sales	41	41	0.0%	127	113	-11.0%
Median Sales Price*	\$230,000	\$257,000	+ 11.7%	\$221,000	\$250,000	+ 13.1%
Average Sales Price*	\$243,323	\$259,109	+ 6.5%	\$227,431	\$253,114	+ 11.3%
Price Per Square Foot*	\$176	\$190	+ 7.8%	\$165	\$175	+ 6.2%
Percent of Original List Price Received*	102.6%	101.2%	-1.4%	100.0%	99.5%	-0.5%
Days on Market Until Sale	21	28	+ 33.3%	35	42	+ 20.0%
Inventory of Homes for Sale	40	33	-17.5%	--	--	--
Months Supply of Inventory	0.9	0.7	-22.2%	--	--	--

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

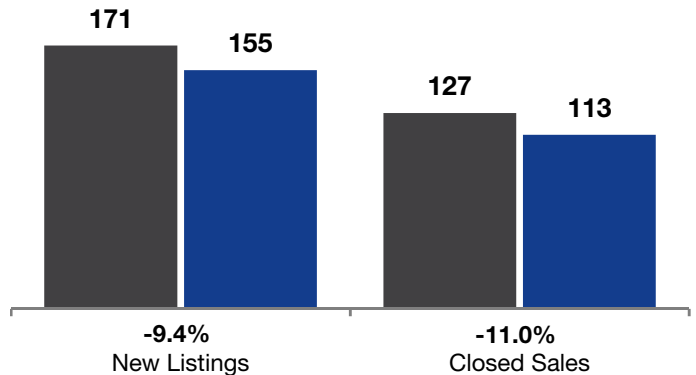
April

■ 2017 ■ 2018



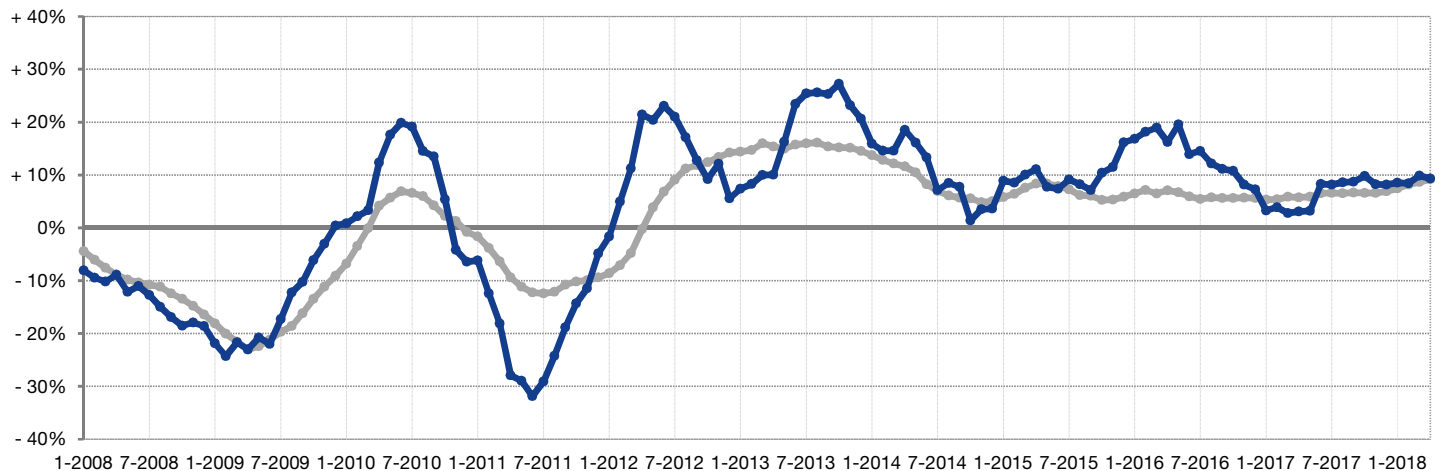
Year to Date

■ 2017 ■ 2018



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

16-County Twin Cities Region —
Minneapolis – Northeast —



** 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 May 8, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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Neighborhoods of Minneapolis – Northeast

New Listings

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	8	16	+ 100.0%	31	35	+ 12.9%
Beltrami	1	2	+ 100.0%	5	4	- 20.0%
Bottineau	2	5	+ 150.0%	6	10	+ 66.7%
Columbia Park	2	3	+ 50.0%	6	8	+ 33.3%
Holland	4	5	+ 25.0%	13	15	+ 15.4%
Logan Park	2	1	- 50.0%	7	5	- 28.6%
Marshall Terrace	4	1	- 75.0%	7	4	- 42.9%
Northeast Park	1	3	+ 200.0%	4	4	0.0%
Sheridan	4	3	- 25.0%	10	4	- 60.0%
St. Anthony East	1	2	+ 100.0%	9	8	- 11.1%
St. Anthony West	3	2	- 33.3%	10	4	- 60.0%
Waite Park	12	12	0.0%	42	38	- 9.5%
Windom Park	8	5	- 37.5%	21	16	- 23.8%

Closed Sales

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	7	11	+ 57.1%	26	28	+ 7.7%
Beltrami	1	1	0.0%	2	2	0.0%
Bottineau	3	1	- 66.7%	5	3	- 40.0%
Columbia Park	1	2	+ 100.0%	7	6	- 14.3%
Holland	7	4	- 42.9%	13	15	+ 15.4%
Logan Park	2	1	- 50.0%	5	5	0.0%
Marshall Terrace	0	1	--	3	5	+ 66.7%
Northeast Park	1	1	0.0%	5	1	- 80.0%
Sheridan	2	1	- 50.0%	4	3	- 25.0%
St. Anthony East	0	4	--	9	5	- 44.4%
St. Anthony West	4	1	- 75.0%	4	2	- 50.0%
Waite Park	10	6	- 40.0%	29	23	- 20.7%
Windom Park	3	7	+ 133.3%	15	15	0.0%

Median Sales Price

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	\$226,500	\$257,000	+ 13.5%	\$217,325	\$259,000	+ 19.2%
Beltrami	\$165,000	\$249,500	+ 51.2%	\$172,250	\$335,250	+ 94.6%
Bottineau	\$220,000	\$285,000	+ 29.5%	\$220,000	\$285,000	+ 29.5%
Columbia Park	\$183,000	\$192,600	+ 5.2%	\$183,000	\$213,500	+ 16.7%
Holland	\$230,000	\$250,500	+ 8.9%	\$203,000	\$237,500	+ 17.0%
Logan Park	\$255,000	\$325,000	+ 27.5%	\$167,250	\$270,000	+ 61.4%
Marshall Terrace	\$0	\$180,000	--	\$236,000	\$200,000	- 15.3%
Northeast Park	\$199,000	\$285,000	+ 43.2%	\$260,000	\$285,000	+ 9.6%
Sheridan	\$167,625	\$165,000	- 1.6%	\$198,875	\$255,000	+ 28.2%
St. Anthony East	\$0	\$264,500	--	\$205,000	\$245,000	+ 19.5%
St. Anthony West	\$323,500	\$381,000	+ 17.8%	\$323,500	\$304,250	- 6.0%
Waite Park	\$243,450	\$266,125	+ 9.3%	\$216,000	\$237,500	+ 10.0%
Windom Park	\$249,500	\$266,500	+ 6.8%	\$255,000	\$238,500	- 6.5%

Days on Market Until Sale

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	32	8	- 75.0%	37	41	+ 10.8%
Beltrami	9	15	+ 66.7%	8	18	+ 125.0%
Bottineau	56	90	+ 60.7%	55	38	- 30.9%
Columbia Park	14	32	+ 128.6%	58	55	- 5.2%
Holland	28	98	+ 250.0%	33	65	+ 97.0%
Logan Park	8	1	- 87.5%	8	53	+ 562.5%
Marshall Terrace	0	20	--	26	38	+ 46.2%
Northeast Park	14	55	+ 292.9%	55	55	0.0%
Sheridan	13	9	- 30.8%	39	21	- 46.2%
St. Anthony East	0	16	--	40	14	- 65.0%
St. Anthony West	11	17	+ 54.5%	11	19	+ 72.7%
Waite Park	10	17	+ 70.0%	28	36	+ 28.6%
Windom Park	14	33	+ 135.7%	36	46	+ 27.8%

Pct. Of Original Price Received

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	110.4%	103.1%	- 6.6%	101.2%	101.4%	+ 0.2%
Beltrami	105.4%	106.2%	+ 0.8%	101.2%	103.2%	+ 2.0%
Bottineau	94.4%	100.0%	+ 5.9%	96.7%	100.7%	+ 4.1%
Columbia Park	101.7%	97.5%	- 4.1%	98.3%	94.2%	- 4.2%
Holland	100.8%	93.6%	- 7.1%	100.5%	96.6%	- 3.9%
Logan Park	103.9%	100.0%	- 3.8%	101.5%	98.1%	- 3.3%
Marshall Terrace	0.0%	100.6%	--	100.1%	97.5%	- 2.6%
Northeast Park	94.8%	96.6%	+ 1.9%	96.8%	96.6%	- 0.2%
Sheridan	105.1%	97.1%	- 7.6%	100.8%	99.7%	- 1.1%
St. Anthony East	0.0%	102.6%	--	98.8%	103.7%	+ 5.0%
St. Anthony West	100.7%	101.6%	+ 0.9%	100.7%	103.7%	+ 3.0%
Waite Park	101.8%	102.9%	+ 1.1%	100.8%	100.0%	- 0.8%
Windom Park	100.8%	102.4%	+ 1.6%	98.6%	98.5%	- 0.1%

Inventory

	4-2017	4-2018	+ / -	4-2017	4-2018	+ / -
Audubon Park	8	7	- 12.5%	0.9	0.8	- 11.1%
Beltrami	2	1	- 50.0%	1.3	0.5	- 61.5%
Bottineau	1	3	+ 200.0%	0.6	1.7	+ 183.3%
Columbia Park	1	1	0.0%	0.4	0.3	- 25.0%
Holland	3	3	0.0%	0.8	0.8	0.0%
Logan Park	2	2	0.0%	1.1	1.3	+ 18.2%
Marshall Terrace	3	0	- 100.0%	1.9	0.0	- 100.0%
Northeast Park	1	1	0.0%	0.7	0.7	0.0%
Sheridan	1	0	- 100.0%	0.4	0.0	- 100.0%
St. Anthony East	2	1	- 50.0%	0.9	0.4	- 55.6%
St. Anthony West	3	3	0.0%	1.5	1.6	+ 6.7%
Waite Park	7	6	- 14.3%	0.6	0.5	- 16.7%
Windom Park	6	5	- 16.7%	1.1	1.0	- 9.1%

Months Supply

	4-2017	4-2018	+ / -	4-2017	4-2018	+ / -
Audubon Park	8	7	- 12.5%	0.9	0.8	- 11.1%
Beltrami	2	1	- 50.0%	1.3	0.5	- 61.5%
Bottineau	1	3	+ 200.0%	0.6	1.7	+ 183.3%
Columbia Park	1	1	0.0%	0.4	0.3	- 25.0%
Holland	3	3	0.0%	0.8	0.8	0.0%
Logan Park	2	2	0.0%	1.1	1.3	+ 18.2%
Marshall Terrace	3	0	- 100.0%	1.9	0.0	- 100.0%
Northeast Park	1	1	0.0%	0.7	0.7	0.0%
Sheridan	1	0	- 100.0%	0.4	0.0	- 100.0%
St. Anthony East	2	1	- 50.0%	0.9	0.4	- 55.6%
St. Anthony West	3	3	0.0%	1.5	1.6	+ 6.7%
Waite Park	7	6	- 14.3%	0.6	0.5	- 16.7%
Windom Park	6	5	- 16.7%	1.1	1.0	- 9.1%