

Local Market Update – October 2017

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



MINNEAPOLIS AREA Association
of REALTORS®

Minneapolis – Northeast

+ 35.1%

+ 23.1%

+ 13.7%

Change in
New Listings

Change in
Closed Sales

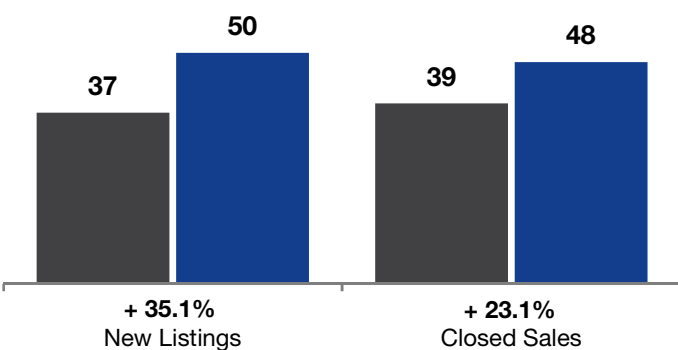
Change in
Median Sales Price

	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	37	50	+ 35.1%	557	548	-1.6%
Closed Sales	39	48	+ 23.1%	490	469	-4.3%
Median Sales Price*	\$219,900	\$249,950	+ 13.7%	\$219,175	\$236,047	+ 7.7%
Average Sales Price*	\$227,977	\$253,532	+ 11.2%	\$223,250	\$241,535	+ 8.2%
Price Per Square Foot*	\$153	\$166	+ 7.9%	\$152	\$169	+ 11.2%
Percent of Original List Price Received*	99.4%	97.6%	-1.8%	100.2%	101.1%	+ 0.9%
Days on Market Until Sale	24	30	+ 25.0%	38	25	-34.2%
Inventory of Homes for Sale	60	53	-11.7%	--	--	--
Months Supply of Inventory	1.3	1.2	-7.7%	--	--	--

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

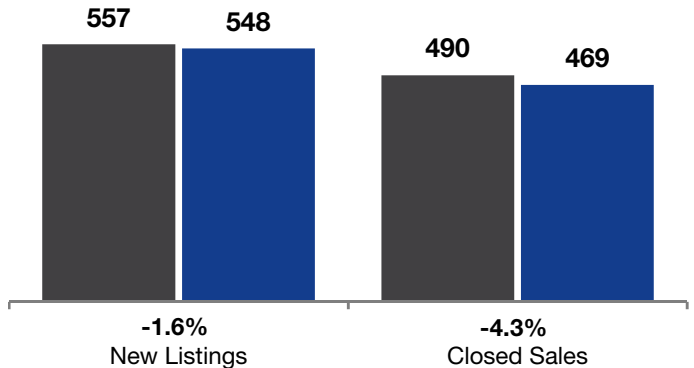
October

■ 2016 ■ 2017



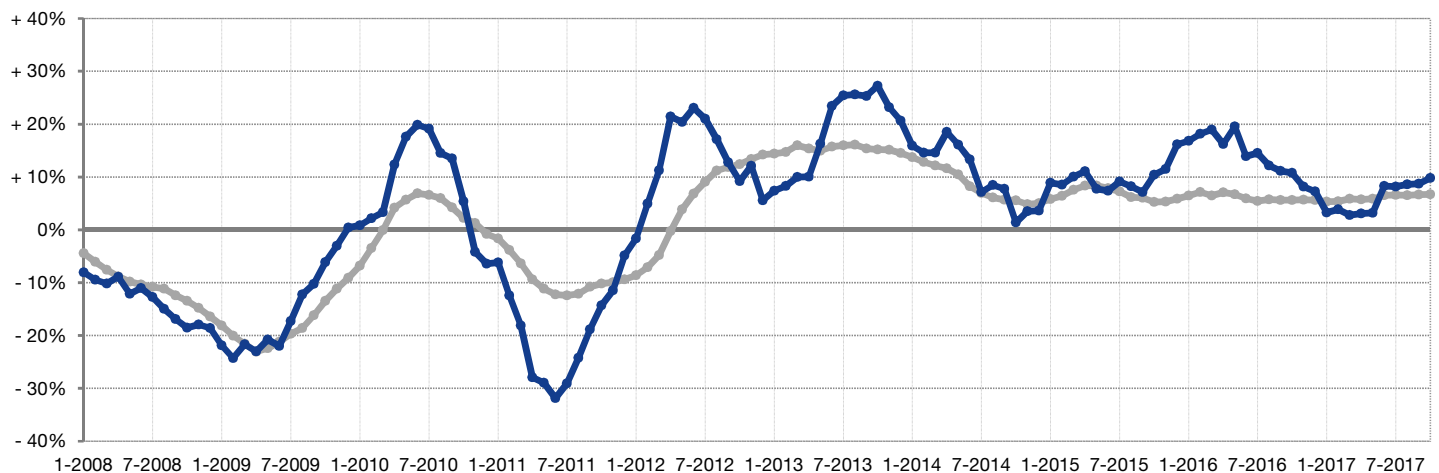
Year to Date

■ 2016 ■ 2017



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 November 8, 2017. All data from NorthstarMLS. | Powered by ShowingTime.

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Neighborhoods of Minneapolis – Northeast

New Listings

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Audubon Park	10	8	- 20.0%	105	102	- 2.9%
Beltrami	1	2	+ 100.0%	7	15	+ 114.3%
Bottineau	1	2	+ 100.0%	16	16	0.0%
Columbia Park	4	2	- 50.0%	34	35	+ 2.9%
Holland	4	4	0.0%	46	44	- 4.3%
Logan Park	0	2	--	17	12	- 29.4%
Marshall Terrace	1	3	+ 200.0%	15	25	+ 66.7%
Northeast Park	0	2	--	9	11	+ 22.2%
Sheridan	0	2	--	20	22	+ 10.0%
St. Anthony East	4	3	- 25.0%	26	27	+ 3.8%
St. Anthony West	1	0	- 100.0%	23	21	- 8.7%
Waite Park	8	15	+ 87.5%	167	154	- 7.8%
Windom Park	3	5	+ 66.7%	72	64	- 11.1%

Closed Sales

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Audubon Park	11	10	- 9.1%	97	91	- 6.2%
Beltrami	0	1	--	6	13	+ 116.7%
Bottineau	0	2	--	17	14	- 17.6%
Columbia Park	0	3	--	30	33	+ 10.0%
Holland	4	2	- 50.0%	45	35	- 22.2%
Logan Park	2	1	- 50.0%	15	10	- 33.3%
Marshall Terrace	3	3	0.0%	16	20	+ 25.0%
Northeast Park	1	0	- 100.0%	8	11	+ 37.5%
Sheridan	1	1	0.0%	15	20	+ 33.3%
St. Anthony East	1	2	+ 100.0%	18	27	+ 50.0%
St. Anthony West	4	1	- 75.0%	18	15	- 16.7%
Waite Park	9	16	+ 77.8%	146	123	- 15.8%
Windom Park	3	6	+ 100.0%	59	57	- 3.4%

Median Sales Price

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Audubon Park	\$219,900	\$240,500	+ 9.4%	\$211,750	\$240,000	+ 13.3%
Beltrami	\$0	\$199,900	--	\$168,250	\$199,900	+ 18.8%
Bottineau	\$0	\$297,125	--	\$255,000	\$267,125	+ 4.8%
Columbia Park	\$0	\$207,000	--	\$190,000	\$220,000	+ 15.8%
Holland	\$215,250	\$245,000	+ 13.8%	\$189,000	\$203,000	+ 7.4%
Logan Park	\$200,500	\$284,500	+ 41.9%	\$225,000	\$185,000	- 17.8%
Marshall Terrace	\$244,200	\$213,000	- 12.8%	\$210,000	\$220,000	+ 4.8%
Northeast Park	\$230,500	\$0	- 100.0%	\$162,500	\$236,093	+ 45.3%
Sheridan	\$269,900	\$165,000	- 38.9%	\$267,200	\$241,250	- 9.7%
St. Anthony East	\$135,000	\$272,500	+ 101.9%	\$235,000	\$200,000	- 14.9%
St. Anthony West	\$300,500	\$268,000	- 10.8%	\$297,450	\$345,000	+ 16.0%
Waite Park	\$195,000	\$256,300	+ 31.4%	\$220,000	\$235,000	+ 6.8%
Windom Park	\$235,000	\$297,500	+ 26.6%	\$240,000	\$280,000	+ 16.7%

Days on Market Until Sale

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Audubon Park	15	49	+ 226.7%	46	27	- 41.3%
Beltrami	0	3	--	60	20	- 66.7%
Bottineau	0	40	--	30	34	+ 13.3%
Columbia Park	0	15	--	53	26	- 50.9%
Holland	22	35	+ 59.1%	32	31	- 3.1%
Logan Park	51	59	+ 15.7%	31	16	- 48.4%
Marshall Terrace	48	24	- 50.0%	61	28	- 54.1%
Northeast Park	12	0	- 100.0%	42	30	- 28.6%
Sheridan	24	1	- 95.8%	17	17	0.0%
St. Anthony East	21	32	+ 52.4%	21	31	+ 47.6%
St. Anthony West	9	13	+ 44.4%	23	13	- 43.5%
Waite Park	27	31	+ 14.8%	35	23	- 34.3%
Windom Park	27	12	- 55.6%	41	23	- 43.9%

Pct. Of Original Price Received

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Audubon Park	99.0%	94.2%	- 4.8%	98.9%	101.7%	+ 2.8%
Beltrami	0.0%	100.0%	--	97.2%	103.5%	+ 6.5%
Bottineau	0.0%	98.6%	--	99.0%	101.5%	+ 2.5%
Columbia Park	0.0%	102.5%	--	102.5%	101.2%	- 1.3%
Holland	97.9%	98.0%	+ 0.1%	99.8%	99.5%	- 0.3%
Logan Park	92.6%	99.8%	+ 7.8%	102.5%	102.2%	- 0.3%
Marshall Terrace	98.8%	98.8%	0.0%	105.2%	99.7%	- 5.2%
Northeast Park	102.4%	0.0%	- 100.0%	89.9%	100.8%	+ 12.1%
Sheridan	100.0%	100.1%	+ 0.1%	102.5%	100.0%	- 2.4%
St. Anthony East	100.0%	92.5%	- 7.5%	99.1%	100.2%	+ 1.1%
St. Anthony West	107.4%	97.5%	- 9.2%	101.2%	101.1%	- 0.1%
Waite Park	97.9%	97.1%	- 0.8%	100.3%	101.6%	+ 1.3%
Windom Park	100.8%	101.8%	+ 1.0%	101.0%	101.0%	0.0%

Inventory

	10-2016	10-2017	+ / -	10-2016	10-2017	+ / -
Audubon Park	15	11	- 26.7%	1.6	1.2	- 25.0%
Beltrami	2	0	- 100.0%	1.8	0.0	- 100.0%
Bottineau	2	1	- 50.0%	0.9	0.7	- 22.2%
Columbia Park	5	4	- 20.0%	1.6	1.4	- 12.5%
Holland	3	8	+ 166.7%	0.6	2.2	+ 266.7%
Logan Park	1	3	+ 200.0%	0.5	2.0	+ 300.0%
Marshall Terrace	1	3	+ 200.0%	0.6	1.4	+ 133.3%
Northeast Park	2	1	- 50.0%	1.6	0.8	- 50.0%
Sheridan	2	1	- 50.0%	0.8	0.4	- 50.0%
St. Anthony East	5	1	- 80.0%	2.4	0.4	- 83.3%
St. Anthony West	4	1	- 75.0%	1.8	0.5	- 72.2%
Waite Park	10	12	+ 20.0%	0.7	1.0	+ 42.9%
Windom Park	8	7	- 12.5%	1.4	1.3	- 7.1%

Months Supply