

Local Market Update – September 2018

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



MINNEAPOLIS AREA Association
of REALTORS®

Minneapolis – Northeast

+ 21.3%

- 25.6%

+ 18.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	47	57	+ 21.3%	498	466	-6.4%
Closed Sales	43	32	-25.6%	421	377	-10.5%
Median Sales Price*	\$225,000	\$267,500	+ 18.9%	\$235,000	\$257,000	+ 9.4%
Average Sales Price*	\$247,250	\$263,206	+ 6.5%	\$240,164	\$265,228	+ 10.4%
Price Per Square Foot*	\$170	\$180	+ 5.7%	\$170	\$179	+ 5.4%
Percent of Original List Price Received*	100.9%	100.2%	-0.7%	101.6%	101.1%	-0.5%
Days on Market Until Sale	23	19	-17.4%	24	27	+ 12.5%
Inventory of Homes for Sale	61	68	+ 11.5%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

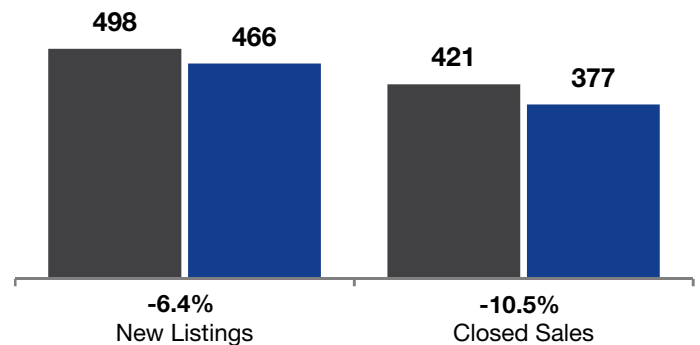
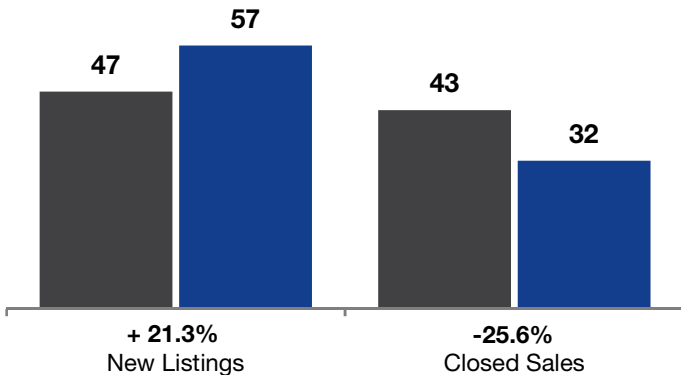
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

■ 2017 ■ 2018

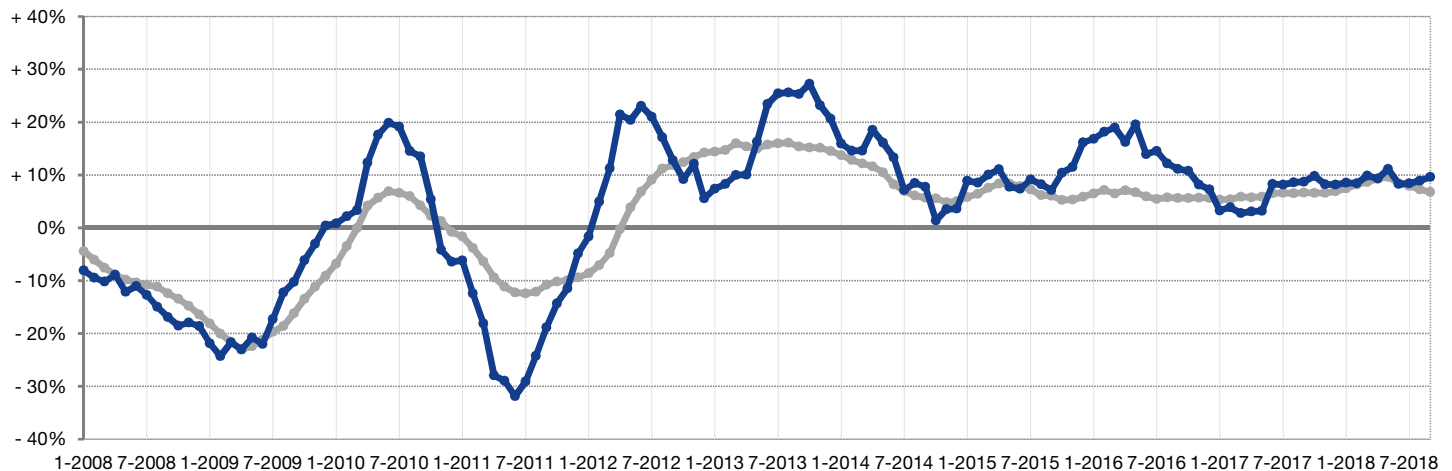
Year to Date

■ 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 October 8, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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Neighborhoods of Minneapolis – Northeast

New Listings

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	10	10	0.0%	94	104	+ 10.6%
Beltrami	2	1	- 50.0%	13	10	- 23.1%
Bottineau	3	0	- 100.0%	14	20	+ 42.9%
Columbia Park	1	2	+ 100.0%	33	26	- 21.2%
Holland	3	5	+ 66.7%	40	41	+ 2.5%
Logan Park	0	0	--	10	12	+ 20.0%
Marshall Terrace	3	3	0.0%	22	13	- 40.9%
Northeast Park	1	0	- 100.0%	9	8	- 11.1%
Sheridan	1	0	- 100.0%	20	17	- 15.0%
St. Anthony East	0	2	--	24	15	- 37.5%
St. Anthony West	3	2	- 33.3%	21	12	- 42.9%
Waite Park	13	22	+ 69.2%	139	133	- 4.3%
Windom Park	7	10	+ 42.9%	59	55	- 6.8%

Closed Sales

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	6	8	+ 33.3%	81	84	+ 3.7%
Beltrami	3	0	- 100.0%	12	9	- 25.0%
Bottineau	0	1	--	12	17	+ 41.7%
Columbia Park	4	2	- 50.0%	30	25	- 16.7%
Holland	5	2	- 60.0%	33	34	+ 3.0%
Logan Park	0	0	--	9	9	0.0%
Marshall Terrace	0	1	--	17	11	- 35.3%
Northeast Park	1	0	- 100.0%	11	6	- 45.5%
Sheridan	4	4	0.0%	19	17	- 10.5%
St. Anthony East	4	0	- 100.0%	25	13	- 48.0%
St. Anthony West	1	2	+ 100.0%	14	10	- 28.6%
Waite Park	9	8	- 11.1%	107	95	- 11.2%
Windom Park	6	4	- 33.3%	51	47	- 7.8%

Median Sales Price

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	\$252,500	\$285,500	+ 13.1%	\$240,000	\$265,000	+ 10.4%
Beltrami	\$186,000	\$0	- 100.0%	\$198,000	\$312,000	+ 57.6%
Bottineau	\$0	\$215,000	--	\$252,500	\$285,000	+ 12.9%
Columbia Park	\$213,550	\$217,950	+ 2.1%	\$222,050	\$230,000	+ 3.6%
Holland	\$200,000	\$199,900	- 0.0%	\$200,000	\$223,450	+ 11.7%
Logan Park	\$0	\$0	--	\$177,250	\$290,000	+ 63.6%
Marshall Terrace	\$0	\$186,000	--	\$225,000	\$202,500	- 10.0%
Northeast Park	\$213,850	\$0	- 100.0%	\$236,093	\$235,000	- 0.5%
Sheridan	\$255,750	\$295,750	+ 15.6%	\$242,500	\$281,500	+ 16.1%
St. Anthony East	\$234,550	\$0	- 100.0%	\$200,000	\$251,000	+ 25.5%
St. Anthony West	\$495,000	\$325,350	- 34.3%	\$345,000	\$358,500	+ 3.9%
Waite Park	\$253,000	\$270,000	+ 6.7%	\$231,612	\$260,000	+ 12.3%
Windom Park	\$207,500	\$237,500	+ 14.5%	\$275,000	\$254,000	- 7.6%

Days on Market Until Sale

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	44	24	- 45.5%	25	27	+ 8.0%
Beltrami	18	0	- 100.0%	22	19	- 13.6%
Bottineau	0	18	--	33	20	- 39.4%
Columbia Park	10	12	+ 20.0%	27	24	- 11.1%
Holland	18	34	+ 88.9%	30	43	+ 43.3%
Logan Park	0	0	--	10	45	+ 350.0%
Marshall Terrace	0	12	--	28	21	- 25.0%
Northeast Park	10	0	- 100.0%	30	24	- 20.0%
Sheridan	18	18	0.0%	18	15	- 16.7%
St. Anthony East	34	0	- 100.0%	31	26	- 16.1%
St. Anthony West	5	5	0.0%	13	42	+ 223.1%
Waite Park	19	18	- 5.3%	22	22	0.0%
Windom Park	25	18	- 28.0%	24	28	+ 16.7%

Pct. Of Original Price Received

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Audubon Park	102.5%	102.3%	- 0.2%	102.6%	102.7%	+ 0.1%
Beltrami	106.6%	0.0%	- 100.0%	103.7%	99.8%	- 3.8%
Bottineau	0.0%	97.8%	--	101.9%	101.9%	0.0%
Columbia Park	103.3%	102.6%	- 0.7%	101.1%	100.1%	- 1.0%
Holland	101.9%	98.9%	- 2.9%	99.6%	100.1%	+ 0.5%
Logan Park	0.0%	0.0%	--	102.5%	99.1%	- 3.3%
Marshall Terrace	0.0%	106.3%	--	99.8%	102.2%	+ 2.4%
Northeast Park	101.9%	0.0%	- 100.0%	100.8%	99.5%	- 1.3%
Sheridan	98.5%	95.4%	- 3.1%	100.0%	101.1%	+ 1.1%
St. Anthony East	99.8%	0.0%	- 100.0%	100.8%	100.3%	- 0.5%
St. Anthony West	100.0%	102.5%	+ 2.5%	101.3%	101.4%	+ 0.1%
Waite Park	100.2%	96.9%	- 3.3%	102.2%	100.5%	- 1.7%
Windom Park	97.3%	104.4%	+ 7.3%	100.9%	101.1%	+ 0.2%

Inventory

Months Supply

	9-2017	9-2018	+ / -	9-2017	9-2018	+ / -
Audubon Park	15	17	+ 13.3%	1.7	1.8	+ 5.9%
Beltrami	3	2	- 33.3%	1.6	1.2	- 25.0%
Bottineau	3	1	- 66.7%	2.1	0.4	- 81.0%
Columbia Park	4	3	- 25.0%	1.3	1.0	- 23.1%
Holland	6	4	- 33.3%	1.7	1.1	- 35.3%
Logan Park	1	4	+ 300.0%	0.6	2.3	+ 283.3%
Marshall Terrace	1	2	+ 100.0%	0.5	1.1	+ 120.0%
Northeast Park	0	1	--	0.0	0.8	--
Sheridan	1	0	- 100.0%	0.4	0.0	- 100.0%
St. Anthony East	1	2	+ 100.0%	0.4	1.1	+ 175.0%
St. Anthony West	4	1	- 75.0%	2.1	0.6	- 71.4%
Waite Park	17	23	+ 35.3%	1.5	2.1	+ 40.0%
Windom Park	5	8	+ 60.0%	0.9	1.7	+ 88.9%