

# Local Market Update – April 2018

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



MINNEAPOLIS AREA Association  
of REALTORS®

## Oakdale

**- 32.4%**

Change in  
New Listings

**- 10.5%**

Change in  
Closed Sales

**- 13.4%**

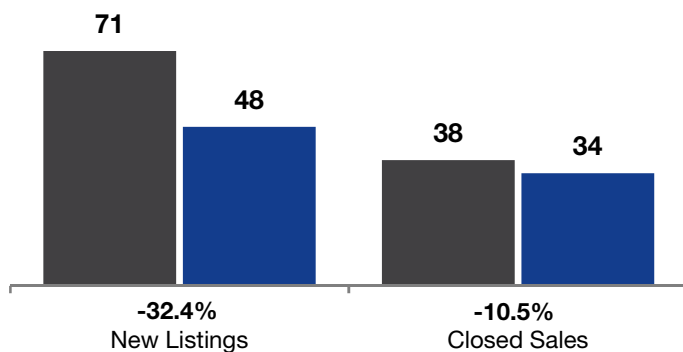
Change in  
Median Sales Price

|  | April     |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2017      | 2018             | + / -   | 2017         | 2018             | + / -   |
| New Listings                             | 71        | 48               | -32.4%  | 188          | 148              | -21.3%  |
| Closed Sales                             | 38        | 34               | -10.5%  | 127          | 113              | -11.0%  |
| Median Sales Price*                      | \$219,500 | <b>\$190,000</b> | -13.4%  | \$192,500    | <b>\$212,500</b> | + 10.4% |
| Average Sales Price*                     | \$212,459 | <b>\$218,788</b> | + 3.0%  | \$198,468    | <b>\$226,274</b> | + 14.0% |
| Price Per Square Foot*                   | \$130     | <b>\$137</b>     | + 5.5%  | \$120        | <b>\$133</b>     | + 10.5% |
| Percent of Original List Price Received* | 101.7%    | <b>101.4%</b>    | -0.3%   | 98.6%        | <b>99.0%</b>     | + 0.4%  |
| Days on Market Until Sale                | 29        | <b>43</b>        | + 48.3% | 55           | <b>49</b>        | -10.9%  |
| Inventory of Homes for Sale              | 73        | <b>34</b>        | -53.4%  | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | <b>0.8</b>       | -50.0%  | --           | --               | --      |

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

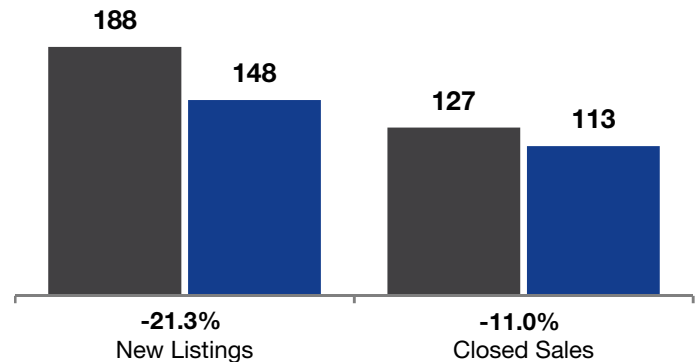
### April

■ 2017 ■ 2018



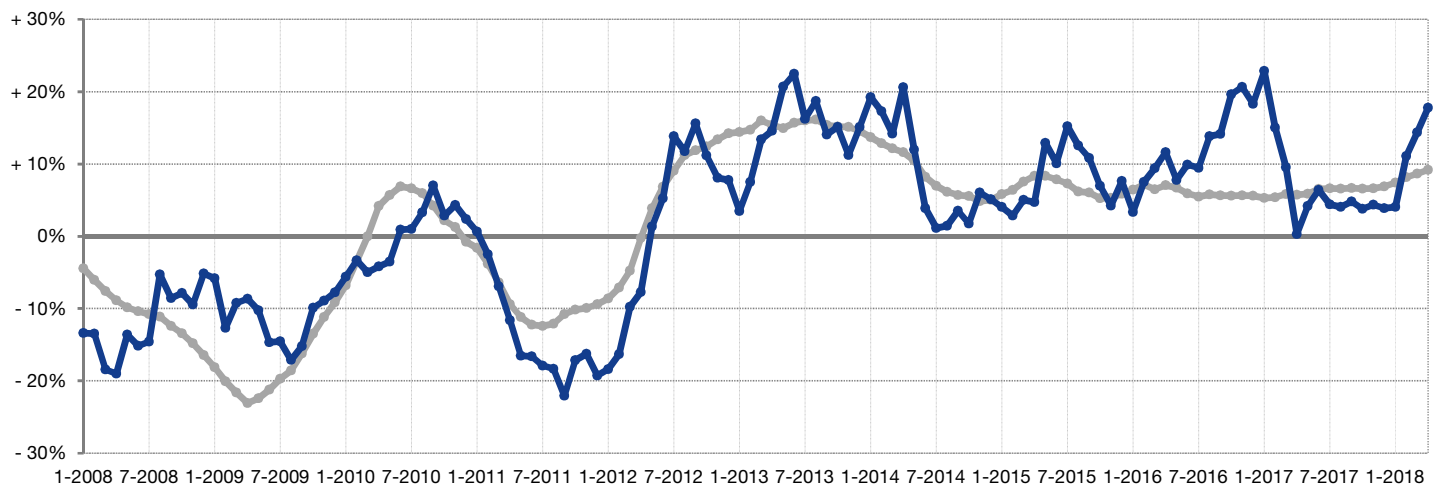
### Year to Date

■ 2017 ■ 2018



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

16-County Twin Cities Region —  
Oakdale —



\*\* 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.