

# 2004 Residential Real Estate Activity Report

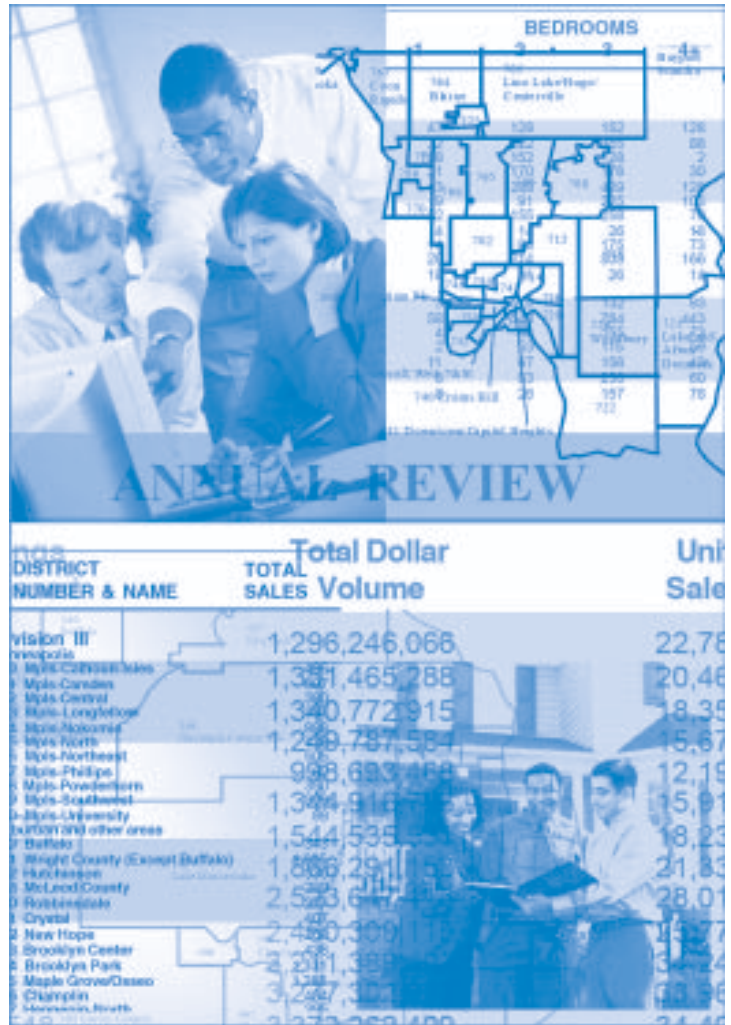
A publication of the Minneapolis Area Association of REALTORS®

The Minneapolis Area Association of REALTORS® has published monthly and annual housing sales reports since 1960. The scope and detail of reports have expanded over time as home sales have grown throughout the region and computer technology has provided us with more reporting options.

Early reports only included property sales in Minneapolis and western suburbs. Some previous reports combined all sales together in a category called “all property types.” Even today, the report does not distinguish between existing home sales and new construction reported to MLS.

During most of the 1990s this report included only single family detached homes. Beginning in the year 2000, single family has been defined as single family detached, condominiums, townhouses and twin houses and the report only includes sales reported from the 13 county metropolitan area.

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## 2004 HOME SALES AS REPORTED BY MLS PARTICIPANTS (Single Family and Condo/Townhome)

DISTRICT NUMBER & NAME	TOTAL SALES	BEDROOMS				DOLLAR VOLUME	AVERAGE PRICE	MEDIAN PRICE
		1	2	3	4+			
<b>Division III</b>								
<b>Minneapolis</b>								
300 Mpls-Calhoun-Isles	670	190	198	158	120	\$247,598,524	\$370,656	\$258,958
301 Mpls-Camden	796	28	215	454	99	\$126,655,101	\$159,716	\$157,000
302 Mpls-Central	539	206	277	35	5	\$168,454,607	\$314,868	\$267,000
303 Mpls-Longfellow	424	17	158	192	56	\$91,122,383	\$214,911	\$199,900
304 Mpls-Nokomis	1,070	49	332	539	149	\$239,182,021	\$223,953	\$210,000
305 Mpls-North	465	10	85	228	140	\$77,689,445	\$167,074	\$149,900
306 Mpls-Northeast	529	22	162	285	60	\$105,437,659	\$200,452	\$195,650
307 Mpls-Phillips	108	1	20	50	36	\$18,210,915	\$168,620	\$167,750
308 Mpls-Powderhorn	406	30	113	191	71	\$73,209,742	\$180,765	\$182,300
309 Mpls-Southwest	1,041	57	247	538	196	\$327,555,648	\$314,957	\$268,750
310 Mpls-University	188	30	86	40	30	\$44,502,000	\$237,979	\$235,000
<b>Suburban and other areas</b>								
340 Buffalo	451	2	123	200	126	\$100,523,831	\$222,891	\$204,000
341 Wright County (Except Buffalo)	2,092	62	612	833	584	\$460,232,007	\$219,996	\$197,300
342 Hutchinson	298	2	72	151	73	\$46,231,142	\$155,138	\$142,200
343 Mcleod County	288	2	72	137	77	\$46,238,315	\$161,672	\$142,638
360 Robbinsdale	295	4	56	199	36	\$56,293,089	\$190,824	\$189,900
361 Crystal	428	3	84	278	63	\$81,037,844	\$189,784	\$186,500
362 New Hope	283	10	33	138	101	\$59,378,716	\$209,819	\$216,900
363 Brooklyn Center	558	4	109	311	134	\$102,291,738	\$183,319	\$183,450
364 Brooklyn Park	1,531	20	312	558	641	\$348,998,130	\$228,103	\$215,050
365 Maple Grove/Osseo	1,483	10	450	510	513	\$390,832,039	\$263,719	\$224,900
366 Champlin	484	0	92	206	186	\$115,548,629	\$239,231	\$217,500
367 Hennepin-North	249	2	39	92	116	\$68,405,518	\$275,829	\$249,250
368 Hennepin-Northwest	273	2	26	99	144	\$132,338,085	\$486,537	\$343,000
370 Sibley County	95	0	25	41	29	\$13,025,290	\$137,108	\$135,000
373 Golden Valley	370	3	85	171	111	\$105,998,609	\$287,259	\$249,000
374 Plymouth	1,231	32	384	344	465	\$381,655,706	\$310,289	\$273,750
378 Richfield	547	16	130	317	84	\$115,632,881	\$211,395	\$210,000
379 Bloomington-East	396	33	106	187	70	\$77,989,356	\$197,441	\$205,000
380 Bloomington-West	850	39	203	341	266	\$220,350,399	\$259,541	\$234,900
381 Lake Minnetonka	1,018	25	153	371	467	\$595,024,061	\$585,078	\$400,000
385 Edina	909	61	235	285	324	\$364,502,512	\$402,321	\$322,250
386 Hopkins	296	45	117	96	38	\$54,300,634	\$183,448	\$176,450
387 Minnetonka	847	50	225	299	271	\$286,781,671	\$338,985	\$280,000
391 Saint Louis Park	974	101	290	472	108	\$224,037,023	\$230,017	\$215,000
392 Eden Prairie	1,344	21	386	393	543	\$468,576,651	\$348,903	\$281,200
394 Carver County	651	0	128	287	236	\$163,551,690	\$251,231	\$221,000
396 Chanhassen	476	2	140	114	220	\$168,409,161	\$353,801	\$284,250
397 Chaska	510	7	120	187	196	\$138,576,266	\$273,326	\$233,600
398 Victoria	111	0	8	38	65	\$40,641,977	\$369,473	\$347,500
<b>Division II</b>								
600 West St. Paul	298	8	82	152	56	\$59,398,226	\$199,323	\$189,900
602 South St. Paul	353	10	122	169	52	\$62,933,496	\$178,282	\$180,000
604 Mendota/Lilydale/Mendota Heights	135	2	28	43	61	\$49,157,843	\$366,850	\$317,550
605 Sunfish Lake	10	0	0	1	9	\$9,333,121	\$933,312	\$807,500
608 Inver Grove Heights	458	2	175	154	127	\$115,657,601	\$252,528	\$208,250
610 Eagan	1,355	38	400	468	449	\$331,094,905	\$244,712	\$223,700
612 Burnsville	1,103	28	372	354	349	\$252,971,417	\$229,557	\$221,500
614 Apple Valley	1,219	17	461	375	366	\$279,459,448	\$229,441	\$208,450
616 Rosemount	463	1	120	200	142	\$115,283,557	\$249,532	\$226,000
617 Hastings	432	3	123	174	132	\$98,921,877	\$229,517	\$204,412
618 Eastern Dakota County	15	0	1	9	5	\$4,042,600	\$269,507	\$259,900
624 Farmington	642	2	166	226	248	\$152,983,401	\$238,664	\$221,100
626 Lakeville	1,080	6	149	367	557	\$324,411,556	\$300,381	\$267,500
628 Southern Dakota County	38	0	3	20	15	\$10,107,941	\$265,998	\$243,450
630 Northfield	356	4	95	135	122	\$86,188,900	\$242,104	\$219,950
632 Rice County	418	5	71	221	120	\$79,780,241	\$191,320	\$171,900
640 Shakopee	830	7	268	297	258	\$201,069,841	\$242,545	\$205,900
642 Prior Lake	608	8	121	243	236	\$198,307,851	\$326,702	\$274,000
644 Savage	574	8	92	190	284	\$161,174,649	\$280,792	\$259,000
646 Jordan	101	1	16	43	41	\$26,239,084	\$259,793	\$229,500
648 New Prague	379	4	86	154	135	\$94,910,243	\$250,423	\$224,900
650 Belle Plaine	185	0	41	96	48	\$41,468,034	\$224,152	\$209,000
658 Lesueur County	281	3	73	135	68	\$44,877,198	\$159,705	\$146,000
660 Goodhue County	479	4	133	211	130	\$88,762,064	\$185,307	\$164,900
<b>Division I</b>								
702 Falcon Hhts/Lauderdale/Rseville	527	35	133	241	118	\$124,529,416	\$236,748	\$229,000
705 Lino Lakes/Hugo/Centerville	574	0	116	240	218	\$159,474,189	\$277,830	\$250,000
706 North Central Suburban	376	14	127	126	109	\$110,506,879	\$293,901	\$224,900
707 Ham Lake	233	3	21	78	128	\$82,218,193	\$352,868	\$343,400
708 White Bear Area	797	16	183	335	263	\$232,917,779	\$292,243	\$235,000
709 Forest Lake Area	578	10	135	246	187	\$153,703,781	\$266,384	\$244,900
710 Northeast Anoka County	85	0	15	41	29	\$23,850,308	\$280,592	\$272,269
711 Southern Chisago County	791	10	212	374	194	\$182,452,148	\$230,952	\$204,989
712 Maplewood/North St. Paul	661	13	154	295	199	\$154,314,845	\$233,457	\$206,000
713 Bethel	251	6	49	110	86	\$60,726,965	\$241,940	\$229,900
714 SP-Phalen	441	11	102	235	92	\$74,788,255	\$169,588	\$168,000
716 SP-Hillcrest/Hazel Prk/Dytons Biff	800	17	190	462	131	\$133,494,154	\$166,868	\$168,000
720 SP-Southeast St. Paul	153	1	24	81	47	\$34,146,630	\$223,181	\$200,747
721 Lakeland/Afton/Denmark	113	0	16	49	48	\$46,226,195	\$409,081	\$335,000
722 Nwpr/St. Paul Prk/Cottage Grove	799	6	122	363	308	\$179,085,202	\$224,418	\$212,000
725 Pine Springs/Lake Elmo/Oakdale	588	6	177	227	178	\$145,946,288	\$248,208	\$217,698
726 Woodbury	1,347	8	457	351	529	\$399,307,604	\$296,442	\$269,900
727 Stillwater/Bayport	588	6	107	244	231	\$200,880,911	\$341,634	\$279,900
728 Riverview/Cherokee	176	3	61	85	27	\$30,323,026	\$172,290	\$167,400
738 Home Croft/W 7th	145	7	31	74	32	\$25,377,905	\$175,020	\$174,500
740 Crocus Hill	315	71	109	57	75	\$97,205,726	\$308,590	\$230,000

(Continued on page 6)

## 2003 HOME SALES AS REPORTED BY MLS PARTICIPANTS (Single Family and Condo/Townhome)

DISTRICT NUMBER & NAME	TOTAL SALES	BEDROOMS				DOLLAR VOLUME	AVERAGE PRICE	MEDIAN PRICE
		1	2	3	4+			
<b>Division III</b>								
<b>Minneapolis</b>								
300 Mpls-Calhoun-Isles	489	71	150	121	147	\$199,737,338	\$408,461	\$287,900
301 Mpls-Camden	749	27	234	390	98	\$108,931,351	\$145,436	\$144,900
302 Mpls-Central	374	158	187	23	6	\$103,035,864	\$275,497	\$219,000
303 Mpls-Longfellow	412	21	177	178	36	\$77,486,238	\$188,073	\$180,000
304 Mpls-Nokomis	1,028	59	296	553	120	\$213,462,777	\$207,649	\$195,000
305 Mpls-North	417	5	84	218	110	\$59,277,962	\$142,153	\$139,900
306 Mpls-Northeast	504	15	155	261	73	\$94,509,039	\$187,518	\$179,950
307 Mpls-Phillips	85	11	15	33	26	\$12,517,875	\$147,269	\$144,000
308 Mpls-Powderhorn	358	27	105	146	80	\$58,576,176	\$163,621	\$166,500
309 Mpls-Southwest	1,025	24	229	587	185	\$308,585,596	\$301,059	\$257,500
310 Mpls-University	122	20	31	48	23	\$26,357,698	\$216,047	\$210,500
<b>Suburban and other areas</b>								
340 Buffalo	445	6	135	212	92	\$92,207,593	\$207,208	\$185,810
341 Wright County (Except Buffalo)	1,938	61	576	807	494	\$396,670,634	\$204,680	\$185,500
342 Hutchinson	291	5	74	145	67	\$43,040,440	\$147,905	\$140,750
343 McLeod County	237	5	62	121	49	\$31,114,680	\$131,286	\$127,000
360 Robbinsdale	299	11	72	147	69	\$53,356,553	\$178,450	\$177,000
361 Crystal	401	4	89	251	57	\$71,680,046	\$178,753	\$174,900
362 New Hope	263	9	25	138	91	\$51,848,296	\$197,142	\$201,400
363 Brooklyn Center	567	5	120	342	100	\$95,963,361	\$169,248	\$169,900
364 Brooklyn Park	1,430	10	325	583	512	\$298,163,599	\$208,506	\$196,200
365 Maple Grove/Osseo	1,432	18	421	496	497	\$364,700,768	\$254,679	\$212,000
366 Champlin	549	3	110	223	213	\$124,316,884	\$226,442	\$199,900
367 Hennepin-North	239	1	49	81	108	\$60,122,364	\$251,558	\$244,504
368 Hennepin-Northwest	246	0	26	73	147	\$109,288,800	\$444,263	\$359,950
370 Sibley County	99	2	27	49	21	\$12,074,275	\$121,962	\$123,900
373 Golden Valley	384	15	71	193	105	\$103,209,779	\$268,775	\$225,900
374 Plymouth	1,357	24	417	395	521	\$390,122,433	\$287,489	\$250,000
378 Richfield	562	16	137	341	68	\$109,742,355	\$195,271	\$195,150
379 Bloomington-East	364	15	66	205	78	\$71,337,864	\$195,983	\$194,900
380 Bloomington-West	844	45	228	294	277	\$207,709,764	\$246,102	\$220,000
381 Lake Minnetonka	1,020	37	193	360	430	\$493,477,879	\$483,802	\$349,950
385 Edina	914	77	230	305	302	\$362,206,505	\$396,287	\$295,500
386 Hopkins	338	89	113	101	35	\$64,867,904	\$191,917	\$175,000
387 Minnetonka	811	29	207	303	272	\$255,751,105	\$315,353	\$255,000
391 Saint Louis Park	939	81	288	438	132	\$202,739,601	\$215,910	\$199,000
392 Eden Prairie	1,406	5	442	389	570	\$457,879,745	\$325,661	\$254,750
394 Carver County	572	1	117	261	193	\$128,428,779	\$224,526	\$200,000
396 Chanhassen	508	2	143	147	216	\$161,503,814	\$317,921	\$257,250
397 Chaska	475	10	109	180	176	\$120,727,220	\$254,163	\$214,000
398 Victoria	121	0	4	51	66	\$44,436,809	\$367,246	\$325,000
<b>Division II</b>								
600 West St. Paul	265	5	71	136	53	\$51,478,013	\$194,257	\$183,340
602 South St. Paul	291	10	61	175	45	\$51,942,584	\$178,497	\$175,000
604 Mendota/Lilydale/Mendota Heights	146	6	34	58	48	\$48,226,767	\$330,320	\$305,750
605 Sunfish Lake	6	0	0	4	2	\$4,129,000	\$688,167	\$672,000
608 Inver Grove Heights	490	1	170	188	131	\$115,238,172	\$235,180	\$198,250
610 Eagan	1,356	54	384	482	436	\$311,666,739	\$229,843	\$205,000
612 Burnsville	1,170	28	370	386	386	\$254,021,048	\$217,112	\$208,450
614 Apple Valley	1,197	15	443	388	351	\$263,189,428	\$219,874	\$197,700
616 Rosemount	402	0	69	180	153	\$98,779,704	\$245,721	\$217,950
617 Hastings	372	2	88	154	128	\$82,265,859	\$221,145	\$197,500
618 Eastern Dakota County	8	0	1	4	3	\$1,831,894	\$228,987	\$214,872
624 Farmington	613	3	130	246	234	\$134,879,210	\$220,031	\$207,000
626 Lakeville	1,106	6	142	398	560	\$310,800,386	\$281,013	\$249,450
628 Southern Dakota County	29	0	4	9	16	\$7,629,821	\$263,097	\$260,000
630 Northfield	323	4	86	139	94	\$66,902,940	\$207,130	\$187,500
632 Rice County	419	8	104	205	102	\$72,469,904	\$172,959	\$151,300
640 Shakopee	761	6	270	273	212	\$164,193,147	\$215,760	\$189,000
642 Prior Lake	628	20	115	224	269	\$194,378,016	\$309,519	\$255,000
644 Savage	576	8	94	213	261	\$150,559,948	\$261,389	\$234,900
646 Jordan	87	0	17	31	39	\$20,766,138	\$238,691	\$219,900
648 New Prague	318	4	62	150	102	\$73,191,383	\$230,162	\$205,950
650 Belle Plaine	210	3	61	116	30	\$40,547,425	\$193,083	\$180,000
658 Lesueur County	197	2	58	90	47	\$31,554,385	\$160,175	\$135,900
660 Goodhue County	453	8	110	202	133	\$77,980,202	\$172,142	\$153,000
<b>Division I</b>								
702 Falcon Heights/Lauderdale/Roseville	524	42	120	244	118	\$117,209,828	\$223,683	\$212,000
705 Lino Lakes/Hugo/Centerville	636	4	144	275	213	\$159,700,900	\$251,102	\$225,000
706 North Central Suburban	437	13	163	126	135	\$123,013,544	\$281,496	\$210,000
707 Ham Lake	205	0	21	89	95	\$63,468,408	\$309,602	\$298,000
708 White Bear Area	818	15	221	324	258	\$223,006,206	\$272,624	\$223,500
709 Forest Lake Area	565	9	116	270	170	\$137,463,559	\$243,298	\$224,000
710 Northeast Anoka County	102	1	18	54	29	\$24,230,354	\$237,552	\$225,900
711 Southern Chisago County	787	14	212	371	190	\$169,401,702	\$215,250	\$195,387
712 Maplewood/North St. Paul	643	5	132	333	173	\$137,757,362	\$214,242	\$189,900
713 Bethel	210	5	32	108	65	\$47,712,202	\$227,201	\$217,421
714 Phalen	410	4	102	218	86	\$64,289,062	\$156,803	\$155,900
716 Hillcrest/Hazel Park/Daytons Bluff	801	11	214	451	125	\$125,105,300	\$156,186	\$157,900
720 Southeast St. Paul	178	3	30	99	46	\$33,522,855	\$188,331	\$175,000
721 Lakeland/Afton/Denmark	96	1	22	32	41	\$35,651,156	\$371,366	\$293,750
722 Newport/St. Paul Park/Cottage Grove	705	4	109	302	290	\$147,255,667	\$208,873	\$194,900
725 Pine Springs/Lake Elmo/Oakdale	600	4	191	231	174	\$134,578,311	\$224,297	\$199,900
726 Woodbury	1,269	10	431	331	497	\$335,925,417	\$264,717	\$245,000
727 Stillwater/Bayport	564	11	110	240	203	\$181,233,594	\$321,336	\$260,950
728 Riverview/Cherokee	200	8	59	95	38	\$32,254,391	\$161,272	\$156,924
738 Home Croft/W 7th	127	5	37	71	14	\$20,751,976	\$163,401	\$167,500
740 Crocus Hill	290	28	133	57	72	\$86,280,806	\$297,520	\$235,000

(Continued on page 6)

**TYPE OF FINANCING FOR ALL SALES BY DISTRICT NUMBER – 2004**

DISTRICT AND NAME	LNFA	LNDVA	CONVE	ASSUM	ADJGP	CONFD	CDASS	SPEFU	CASH	OTHER
<b>Division III</b>										
<b>Minneapolis</b>										
300 Mpls-Calhoun-Isles	45	0	374	1	2	0	0	0	32	214
301 Mpls-Camden	151	4	587	0	3	1	0	1	20	26
302 Mpls-Central	137	1	285	0	1	0	0	0	36	75
303 Mpls-Longfellow	64	1	322	0	2	0	0	0	20	15
304 Mpls-Nokomis	198	7	788	1	2	1	0	0	30	41
305 Mpls-North	77	4	329	0	5	1	0	1	30	18
306 Mpls-Northeast	76	0	394	0	3	4	0	0	21	27
307 Mpls-Phillips	17	0	79	0	0	0	0	0	4	8
308 Mpls-Powderhorn	60	2	306	0	0	0	0	1	13	22
309 Mpls-Southwest	127	1	801	0	5	2	0	0	36	67
310 Mpls-University	15	0	150	0	2	0	0	0	13	6
<b>Suburban and other areas</b>										
340 Buffalo	58	5	324	1	2	1	0	3	37	19
341 Wright County (Except Buffalo)	354	34	1,509	0	6	2	0	4	112	71
342 Hutchinson	37	4	208	0	0	0	0	7	33	9
343 Mcleod County	33	2	221	0	0	1	3	0	16	10
360 Robbinsdale	63	1	200	1	0	0	0	1	11	18
361 Crystal	71	5	320	0	0	0	0	0	10	21
362 New Hope	37	8	213	0	0	0	0	0	7	18
363 Brooklyn Center	112	4	421	0	2	1	0	2	7	9
364 Brooklyn Park	249	10	1,194	1	3	2	1	3	32	35
365 Maple Grove/Osseo	234	7	1,121	1	4	3	0	2	37	73
366 Champlin	83	6	375	0	0	0	0	1	10	8
367 Hennepin-North	26	2	210	0	1	0	0	1	4	4
368 Hennepin-Northwest	28	0	189	0	0	1	0	0	20	34
370 Sibley County	10	3	67	0	0	0	0	0	10	5
373 Golden Valley	36	2	283	1	0	0	0	0	19	28
374 Plymouth	171	6	891	1	1	1	0	0	47	112
378 Richfield	104	2	395	0	1	0	1	0	27	17
379 Bloomington-East	56	5	305	1	1	0	0	0	16	11
380 Bloomington-West	136	3	630	0	0	0	0	0	51	29
381 Lake Minnetonka	89	3	720	0	5	8	1	0	82	109
385 Edina	223	2	568	0	0	3	0	0	81	29
386 Hopkins	46	2	195	6	0	0	0	1	19	27
387 Minnetonka	100	3	598	1	1	1	1	0	70	71
391 Saint Louis Park	137	0	733	0	1	0	0	0	45	57
392 Eden Prairie	194	3	1,025	0	3	1	0	0	60	57
394 Carver County	64	4	527	0	3	1	1	1	28	22
396 Chanhassen	77	2	348	0	0	0	0	1	21	27
397 Chaska	73	2	386	0	4	3	0	0	29	10
398 Victoria	8	3	82	0	0	1	0	0	10	6
<b>Division II</b>										
600 West St. Paul	65	2	207	0	0	0	0	0	15	8
602 South St. Paul	57	3	265	0	3	0	1	0	14	10
604 Mendota/Lilydale/Mendota Hhts	11	0	108	0	1	0	0	0	8	6
605 Sunfish Lake	0	0	9	0	0	0	0	0	0	1
608 Inver Grove Heights	60	3	366	1	1	1	1	0	12	13
610 Eagan	183	9	1,104	0	2	2	0	2	24	27
612 Burnsville	213	10	816	1	0	5	2	0	26	28
614 Apple Valley	194	13	949	1	2	1	0	0	37	21
616 Rosemount	82	4	355	0	2	0	0	1	14	4
617 Hastings	77	10	307	0	3	1	0	0	29	4
618 Eastern Dakota County	3	0	12	0	0	0	0	0	0	0
624 Farmington	120	9	483	0	1	0	0	0	16	11
626 Lakeville	167	12	856	1	2	0	0	2	25	13
628 Southern Dakota County	4	0	32	0	0	0	0	0	2	0
630 Northfield	28	4	294	0	0	3	0	0	25	2
632 Rice County	65	5	301	0	0	1	1	1	20	23
640 Shakopee	180	5	611	0	1	0	0	0	12	19
642 Prior Lake	170	2	393	0	0	1	0	0	29	12
644 Savage	113	6	419	0	0	0	0	1	20	15
646 Jordan	14	0	83	0	0	0	0	0	2	2
648 New Prague	46	3	301	0	0	1	0	0	13	15
650 Belle Plaine	30	0	144	0	0	0	0	0	4	7
658 Lesueur County	42	4	199	0	3	0	0	0	29	3
660 Goodhue County	67	11	336	0	0	1	1	3	49	11
<b>Division I</b>										
702 Falcon Hghts/Lderdle/Rsville	42	4	422	0	1	1	0	0	43	13
705 Lino Lakes/Hugo/Centerville	55	3	469	1	1	1	0	0	14	29
706 North Central Suburban	36	2	292	0	0	0	1	0	32	13
707 Ham Lake	19	2	200	0	0	0	0	0	8	4
708 White Bear Area	58	4	637	1	0	1	0	1	57	37
709 Forest Lake Area	83	3	445	1	0	1	0	0	29	15
710 Northeast Anoka County	7	3	69	0	1	0	0	0	4	1
711 Southern Chisago County	123	14	574	0	0	3	0	1	51	24
712 Maplewood/North St. Paul	75	7	531	0	0	0	0	1	29	17
713 Bethel	34	1	202	2	0	0	0	0	6	6
714 SP-Phalen	69	6	339	0	3	1	0	1	14	8
716 Hillcrest/Hazel Park/Dytns Blff	126	8	616	0	4	1	0	1	21	23
720 Southeast St. Paul	19	2	124	0	0	0	0	1	3	4
721 Lakeland/Afton/Denmark	6	1	80	2	0	0	0	0	15	9
722 Nwprt/St. Paul Park/Cttge Grve	101	16	645	0	3	0	0	2	19	11
725 Pine Sprngs/Lk Elmo/Oakdle	62	3	485	0	0	0	0	0	18	20
726 Woodbury	117	13	1,119	1	6	0	1	0	52	37
727 Stillwater/Bayport	47	2	475	0	1	1	0	0	38	24
728 Riverview/Cherokee	32	1	130	0	0	0	0	0	5	8
738 Home Croft/W 7Th	20	1	112	1	0	0	0	0	9	2
740 Crocus Hill	20	0	260	0	1	0	0	0	14	20
741 Downtown Stp/Capital Heights	67	0	234	0	4	1	0	1	20	35
742 Central	60	3	296	0	0	1	0	1	25	5

(Continued on page 7)

## TYPE OF FINANCING FOR ALL SALES BY DISTRICT NUMBER – 2003

DISTRICT AND NAME	LNFA	LNDVA	CONVE	ASSUM	ADJGP	CONFD	CDASS	SPEFU	CASH	OTHER
<b>Division III</b>										
<b>Minneapolis</b>										
300 Mpls-Calhoun-Isles	50	0	435	1	0	1	0	1	32	3
301 Mpls-Camden	211	10	504	0	2	3	0	1	40	5
302 Mpls-Central	67	2	265	0	3	2	0	0	34	1
303 Mpls-Longfellow	75	1	337	1	0	2	0	0	16	0
304 Mpls-Nokomis	188	7	821	0	0	0	0	0	30	1
305 Mpls-North	86	1	386	0	0	1	0	0	36	3
306 Mpls-Northeast	131	4	473	0	0	1	0	0	31	2
307 Mpls-Phillips	26	0	97	0	1	0	1	3	9	6
308 Mpls-Powderhorn	89	1	334	0	0	0	0	0	14	3
309 Mpls-Southwest	125	3	884	1	0	1	0	0	34	4
310 Mpls-University	15	0	114	1	0	0	0	0	10	0
<b>Suburban and other areas</b>										
340 Buffalo	83	8	336	0	1	0	0	0	33	0
341 Wright County (Except Buffalo)	439	23	1,385	1	2	29	0	1	190	3
342 Hutchinson	21	2	224	0	0	0	0	9	46	9
343 McLeod County	32	5	174	2	1	3	0	2	36	2
360 Robbinsdale	65	2	219	0	0	0	0	1	22	2
361 Crystal	101	4	285	0	0	0	0	1	8	1
362 New Hope	49	2	208	0	0	0	0	1	9	1
363 Brooklyn Center	127	4	411	0	1	1	0	8	10	8
364 Brooklyn Park	324	14	1,038	1	5	3	1	9	33	10
365 Maple Grove/Osseo	284	10	1,060	1	2	1	0	2	32	3
366 Champlin	110	8	408	1	1	2	0	2	12	4
367 Hennepin-North	37	2	190	0	1	0	0	0	20	1
368 Hennepin-Northwest	40	1	190	0	0	2	0	1	36	2
370 Sibley County	14	4	75	0	1	0	0	0	15	0
373 Golden Valley	49	0	280	0	0	2	0	0	24	1
374 Plymouth	253	8	969	1	2	3	0	0	60	0
378 Richfield	150	3	370	0	0	1	0	1	26	1
379 Bloomington-East	89	4	258	0	0	1	0	0	13	3
380 Bloomington-West	162	5	619	1	0	3	0	0	43	0
381 Lake Minnetonka	100	7	745	1	1	4	1	1	114	2
385 Edina	209	0	591	2	0	0	0	1	99	2
386 Hopkins	64	2	244	0	1	1	0	0	21	1
387 Minnetonka	97	3	579	2	0	3	1	1	66	2
391 Saint Louis Park	191	2	675	1	1	1	0	1	37	2
392 Eden Prairie	216	6	1,093	2	1	1	0	0	62	1
394 Carver County	75	6	462	1	1	6	0	2	42	2
396 Chanhassen	95	7	374	1	2	1	0	0	14	0
397 Chaska	76	5	370	1	0	1	0	0	18	2
398 Victoria	19	0	85	0	0	0	0	0	9	0
<b>Division II</b>										
600 West St. Paul	45	3	204	3	0	1	0	0	17	0
602 South St. Paul	70	7	231	0	0	1	0	0	21	0
604 Mendota/Lilydale/Mendota Heights	8	0	121	0	0	0	0	0	14	0
605 Sunfish Lake	1	0	5	0	0	0	0	0	1	0
608 Inver Grove Heights	95	2	366	1	2	1	0	0	22	0
610 Eagan	232	13	1053	1	3	2	0	0	34	3
612 Burnsville	221	21	876	0	1	1	1	0	32	0
614 Apple Valley	234	14	883	2	1	1	0	1	28	5
616 Rosemount	58	2	321	0	2	0	1	0	12	1
617 Hastings	69	7	277	1	3	1	1	0	17	0
618 Eastern Dakota County	3	0	5	0	0	1	0	0	2	0
624 Farmington	137	11	447	0	0	0	0	1	15	1
626 Lakeville	175	14	863	0	1	5	0	0	30	2
628 Southern Dakota County	3	0	25	0	0	1	1	0	7	0
630 Northfield	39	4	274	1	0	2	0	1	22	2
632 Rice County	87	4	316	0	0	2	1	2	35	2
640 Shakopee	198	6	533	0	2	1	0	1	25	1
642 Prior Lake	180	3	403	0	0	3	1	0	32	1
644 Savage	137	9	398	1	0	0	0	0	18	0
646 Jordan	28	1	59	0	1	0	0	1	9	1
648 New Prague	53	3	278	0	0	1	0	0	16	0
650 Belle Plaine	47	8	145	1	1	1	1	0	21	0
658 Lesueur County	41	2	151	0	2	1	0	0	33	1
660 Goodhue County	86	15	325	0	0	7	0	2	71	3
<b>Division I</b>										
702 Falcon Hts/Lauderdale/Roseville	54	3	413	0	0	2	0	0	45	0
705 Lino Lakes/Hugo/Centerville	102	9	496	0	0	2	0	0	23	1
706 North Central Suburban	75	7	317	1	0	0	0	0	28	2
707 Ham Lake	34	2	167	0	0	1	0	0	7	0
708 White Bear Area	102	8	620	0	0	1	0	0	66	2
709 Forest Lake Area	81	10	450	0	1	0	2	4	49	5
710 Northeast Anoka County	13	2	83	0	0	0	0	0	12	0
711 Southern Chisago County	142	14	612	0	2	13	0	2	75	2
712 Maplewood/North St. Paul	109	4	494	0	1	0	0	0	27	0
713 Bethel	51	3	160	0	0	1	0	0	10	0
714 Phalen	85	7	383	1	3	1	0	0	21	3
716 Hillcrest/Hazel Park/Daytons Bluff	194	10	627	0	2	4	0	2	34	2
720 Southeast St. Paul	40	2	131	0	1	2	1	0	4	0
721 Lakeland/Afton/Denmark	7	0	84	0	0	0	0	0	19	1
722 Newport/St. Paul Park/Cttge Grve	138	10	536	2	0	0	0	0	20	1
725 Pine Springs/Lake Elmo/Oakdale	96	13	473	0	0	0	0	0	15	0
726 Woodbury	161	9	1,015	5	1	0	0	1	38	3
727 Stillwater/Bayport	58	3	471	0	0	4	1	0	74	5
728 Riverview/Cherokee	44	2	163	0	0	1	0	0	17	1
738 Home Croft/W 7th	22	2	104	0	0	0	0	1	6	2
740 Crocus Hill	31	0	266	1	1	0	0	1	22	2
741 Downtown StPaul/Capital Heights	14	0	241	0	0	0	0	1	15	1
742 Central	98	4	315	1	0	6	0	0	30	1

(Continued on page 7)

## 2004 HOME SALES AS REPORTED BY MLS PARTICIPANTS (Single Family and Condo/Townhome)

(Continued from page 2)

DISTRICT NUMBER & NAME	TOTAL SALES	BEDROOMS				DOLLAR VOLUME	AVERAGE PRICE	MEDIAN PRICE
		1	2	3	4+			
741 Downtown Stp/Capital Heights	363	104	128	6	3	\$61,104,075	\$168,796	\$151,537
742 Central	391	16	126	190	58	\$57,427,782	\$146,874	\$150,000
744 Como	331	8	107	175	41	\$70,498,315	\$212,986	\$200,000
746 St. Anthony/Midway	243	10	58	119	56	\$50,525,456	\$207,924	\$193,640
748 Town & Country/Merriam Park	155	13	28	65	49	\$48,359,821	\$311,999	\$245,000
750 Mac/Groveland/River Road Area	311	16	87	145	62	\$93,124,143	\$299,435	\$264,000
752 Highland Area	308	12	72	171	53	\$92,535,398	\$300,440	\$269,900
754 Big Lake Township	469	3	134	199	133	\$127,937,093	\$273,370	\$189,900
756 Elk River	620	0	125	293	202	\$148,391,764	\$239,728	\$225,000
758 Northwestern Anoka County	361	4	79	167	110	\$92,774,874	\$257,708	\$239,900
760 Ramsey	561	0	125	229	204	\$137,730,671	\$246,388	\$226,000
762 Andover	530	5	42	217	266	\$143,398,054	\$270,562	\$254,329
764 Blaine	1,095	2	290	424	377	\$264,944,854	\$242,180	\$213,000
765 Arden Hills/Shoreview	551	16	175	213	147	\$134,973,440	\$245,406	\$220,250
766 Mndsvw/New Brghtn/St.Anthny Vilg	481	19	98	242	122	\$110,359,499	\$229,438	\$219,500
767 Coon Rapids	1,402	5	442	549	405	\$296,494,874	\$211,480	\$195,000
768 Fridley	404	10	66	227	97	\$82,186,908	\$203,433	\$195,549
769 Anoka	287	0	58	133	96	\$60,062,439	\$209,277	\$195,500
770 Hilltop/Columbia Heights	329	13	75	172	68	\$60,534,721	\$183,996	\$180,000
771 Spring Lake Park	104	1	25	46	32	\$20,728,952	\$199,317	\$190,990
772 Lexington/Circle Pines	120	0	34	53	33	\$23,765,753	\$198,048	\$189,450
780 Sherburne County	1,095	24	353	440	276	\$236,547,463	\$186,025	\$182,400
782 Isanti County	513	8	170	227	107	\$99,339,970	\$193,645	\$176,500
783 Cambridge	265	5	123	89	47	\$48,749,002	\$183,958	\$172,500
784 Northern Chisago County	139	6	53	56	24	\$26,655,857	\$191,769	\$175,000
802 Southern Wisconsin	1	0	0	0	1	\$174,997	\$174,997	\$174,997
803 Eastern Wisconsin	1	0	0	1	0	\$145,000	\$145,000	\$145,000
804 Central Wisconsin	10	1	6	2	1	\$1,509,402	\$150,940	\$163,751
805 Western Wisconsin	3,405	62	947	1,608	775	\$687,867,809	\$202,493	\$170,000
811 Northeast Minnesota	669	38	232	285	106	\$109,631,966	\$163,874	\$139,900
812 Northern Minnesota	565	29	175	242	117	\$112,665,717	\$199,762	\$146,113
813 Northwest Minnesota	70	7	16	30	17	\$10,417,800	\$148,826	\$126,150
814 West Central Minnesota	754	17	195	336	204	\$102,156,781	\$135,486	\$116,250
815 Southern Minnesota	521	3	111	231	176	\$81,095,047	\$155,952	\$140,050
816 Southeast Minnesota	1,395	22	329	547	497	\$247,809,741	\$177,641	\$151,270
817 Central Minnesota	2,436	72	783	962	603	\$420,738,318	\$172,788	\$153,000
840 North Dakota	62	0	14	27	20	\$6,605,748	\$106,544	\$99,950
850 South Dakota	2	0	0	1	1	\$77,500	\$38,750	\$38,750

## 2003 HOME SALES AS REPORTED BY MLS PARTICIPANTS (Single Family and Condo/Townhome)

(Continued from page 3)

DISTRICT NUMBER & NAME	TOTAL SALES	BEDROOMS				DOLLAR VOLUME	AVERAGE PRICE	MEDIAN PRICE
		1	2	3	4+			
741 Downtown StPaul/Capital Heights	284	180	94	8	2	\$45,973,895	\$161,880	\$138,600
742 Central	383	20	99	190	74	\$52,398,393	\$136,810	\$138,000
744 Como	340	11	121	163	45	\$64,561,734	\$189,887	\$183,750
746 St. Anthony/Midway	258	4	71	141	42	\$49,794,631	\$193,002	\$172,711
748 Town & Country/Merriam Park	125	4	31	55	35	\$34,868,887	\$278,951	\$245,000
750 Mac/Groveland/River Road Area	305	9	90	144	62	\$84,695,766	\$277,691	\$245,000
752 Highland Area	342	13	76	190	63	\$95,030,733	\$277,868	\$246,450
754 Big Lake Township	377	4	124	151	98	\$72,913,231	\$193,404	\$178,000
756 Elk River	502	6	123	187	186	\$113,240,979	\$225,580	\$205,000
758 Northwestern Anoka County	432	9	149	177	97	\$95,672,781	\$221,465	\$199,428
760 Ramsey	454	0	66	228	160	\$105,634,181	\$232,674	\$209,250
762 Andover	535	2	56	217	260	\$133,867,420	\$250,219	\$229,450
764 Blaine	1,038	1	306	459	272	\$218,565,493	\$210,564	\$189,000
765 Arden Hills/Shoreview	591	16	200	226	149	\$135,310,355	\$228,952	\$205,000
766 Mndsvw/Nw Brghtn/St.Anthny Vilg	468	18	96	230	124	\$99,971,455	\$213,614	\$197,700
767 Coon Rapids	1,390	10	440	561	379	\$266,413,734	\$191,665	\$177,900
768 Fridley	403	16	84	203	100	\$75,861,731	\$188,243	\$183,000
769 Anoka	266	3	63	129	71	\$48,133,223	\$180,952	\$174,900
770 Hilltop/Columbia Heights	314	15	70	174	55	\$53,023,230	\$168,864	\$168,950
771 Spring Lake Park	104	1	28	49	26	\$18,748,556	\$180,275	\$180,500
772 Lexington/Circle Pines	137	1	44	69	23	\$25,642,852	\$187,174	\$175,000
780 Sherburne County	1,098	30	377	428	263	\$201,585,244	\$183,593	\$169,900
782 Isanti County	418	16	149	171	82	\$73,005,992	\$174,655	\$164,250
783 Cambridge	233	10	118	71	34	\$38,138,394	\$163,684	\$155,813
784 Northern Chisago County	116	5	40	41	30	\$22,635,824	\$195,136	\$170,950
801 Southeast Wisconsin	1	0	0	1	0	\$162,000	\$162,000	\$162,000
802 Southern Wisconsin	1	0	0	1	0	\$107,100	\$107,100	\$107,100
803 Eastern Wisconsin	2	0	0	1	1	\$778,600	\$389,300	\$389,300
804 Central Wisconsin	16	1	4	8	3	\$3,068,900	\$191,806	\$195,450
805 Western Wisconsin	3,035	64	847	1,434	690	\$560,349,332	\$184,629	\$163,900
811 Northeast Minnesota	455	25	142	213	75	\$69,232,952	\$152,160	\$132,500
812 Northern Minnesota	142	7	59	46	30	\$29,204,244	\$205,664	\$174,000
813 Northwest Minnesota	43	0	14	17	12	\$6,119,531	\$142,315	\$105,000
814 West Central Minnesota	619	26	148	291	154	\$77,343,175	\$124,949	\$108,500
815 Southern Minnesota	372	6	81	160	125	\$56,070,119	\$150,726	\$138,950
816 Southeast Minnesota	1,243	23	290	510	420	\$218,467,344	\$175,758	\$148,400
817 Central Minnesota	2,042	71	572	830	569	\$328,317,003	\$160,782	\$145,000
840 North Dakota	46	0	9	23	14	\$4,877,097	\$106,024	\$98,450
850 South Dakota	5	0	0	1	4	\$359,000	\$71,800	\$20,000
861 Eastern Iowa	2	0	0	1	1	\$160,500	\$80,250	\$80,250

## TYPE OF FINANCING FOR ALL SALES BY DISTRICT NUMBER – 2004

(Continued from page 4)

DISTRICT AND NAME	LNFA	LNDVA	CONVE	ASSUM	ADJGP	CONFD	CDASS	SPEFU	CASH	OTHER
744 Como	48	2	262	0	1	0	0	0	9	9
746 St. Anthony/Midway	21	4	194	0	1	0	0	1	20	2
748 Town & Country/Merriam Park	9	0	128	0	1	0	0	0	9	8
750 Mac/Groveland/River Rd	21	0	255	0	0	0	0	0	26	9
752 Highland Area	15	1	245	0	1	1	0	1	31	13
754 Big Lake Township	83	6	356	0	2	0	1	0	13	7
756 Elk River	116	6	466	1	0	4	0	0	14	12
758 Northwestern Anoka County	52	5	283	0	0	0	0	1	11	8
760 Ramsey	112	3	422	0	0	0	0	0	15	7
762 Andover	75	3	418	0	1	1	0	0	13	19
764 Blaine	174	10	849	1	1	1	2	0	21	35
765 Arden Hills/Shoreview	39	3	452	2	0	3	0	0	36	15
766 Mdsvw/Nw Brghn/St.Anthony Vlg	45	2	396	0	0	0	0	1	23	13
767 Coon Rapids	233	13	1,062	1	2	4	1	2	44	40
768 Fridley	59	2	319	1	1	0	0	0	10	12
769 Anoka	43	2	219	0	1	0	0	1	10	11
770 Hilltop/Columbia Heights	51	3	254	1	1	0	0	2	8	9
771 Spring Lake Park	20	1	79	0	0	0	0	0	2	2
772 Lexington/Circle Pines	18	0	97	0	0	0	0	1	0	4
780 Sherburne County	184	14	816	0	3	3	0	5	55	15
782 Isanti County	84	7	379	0	1	5	0	0	29	8
783 Cambridge	47	6	186	0	0	1	0	1	16	8
784 Northern Chisago County	14	0	106	0	0	0	0	1	12	6
802 Southern Wisconsin	0	0	1	0	0	0	0	0	0	0
803 Eastern Wisconsin	0	0	1	0	0	0	0	0	0	0
804 Central Wisconsin	0	0	8	0	0	0	0	0	1	1
805 Western Wisconsin	351	23	2,277	5	7	6	4	8	564	150
811 Northeast Minnesota	95	14	451	0	0	8	4	0	83	14
812 Northern Minnesota	68	6	368	0	0	2	1	1	112	6
813 Northwest Minnesota	11	1	41	0	0	0	1	0	16	0
814 West Central Minnesota	53	11	541	0	0	11	1	0	102	35
815 Southern Minnesota	53	8	398	0	1	2	0	0	51	7
816 Southeast Minnesota	142	7	1,044	2	0	8	1	2	110	79
817 Central Minnesota	270	28	1,748	0	3	22	3	3	298	59
840 North Dakota	15	2	32	0	0	0	0	0	13	0
850 South Dakota	0	0	0	0	0	0	0	0	2	0

LNFA - FHA • LNDVA - DVA • CONVE - Conventional • ASSUM - Assumable • ADJGP - Adjustable rate/Gr Payment • CONFD - Contract for Deed  
 CDASS - Contract/Deed w/Assumptions • SPEFU - Special Funding • Cash - Cash • Other - Other

## TYPE OF FINANCING FOR ALL SALES BY DISTRICT NUMBER – 2003

(Continued from page 5)

DISTRICT AND NAME	LNFA	LNDVA	CONVE	ASSUM	ADJGP	CONFD	CDASS	SPEFU	CASH	OTHER
744 Como	49	0	294	0	1	0	0	0	8	0
746 St. Anthony/Midway	56	1	222	0	0	0	0	0	17	0
748 Town & Country/Merriam Park	12	3	123	0	0	1	0	0	5	1
750 Mac/Groveland/River Road Area	17	3	267	0	0	0	0	0	29	2
752 Highland Area	32	0	280	0	0	0	1	1	27	2
754 Big Lake Township	112	6	255	1	0	0	0	0	29	1
756 Elk River	111	9	361	2	0	1	0	0	20	1
758 Northwestern Anoka County	124	8	301	2	0	3	0	2	26	3
760 Ramsey	115	7	320	0	0	0	0	1	13	2
762 Andover	96	9	413	1	0	0	0	0	16	1
764 Blaine	283	20	687	1	1	0	0	0	26	0
765 Arden Hills/Shoreview	80	2	466	2	1	1	0	0	28	2
766 Mdsvw/Nw Brghn/St.Anthony Vlg	118	5	307	0	0	0	0	0	33	0
767 Coon Rapids	420	24	864	1	1	1	2	2	57	2
768 Fridley	102	4	288	0	0	0	0	0	15	0
769 Anoka	73	3	184	0	0	0	0	2	18	2
770 Hilltop/Columbia Heights	85	3	234	0	0	0	0	0	22	2
771 Spring Lake Park	30	2	74	0	0	0	0	0	2	0
772 Lexington/Circle Pines	30	1	104	0	0	2	0	0	2	0
780 Sherburne County	267	18	783	0	2	16	2	6	166	7
782 Isanti County	33	221	94	0	2	3	33	7	17	9
783 Cambridge	4	132	0	0	0	1	16	15	0	15
784 Northern Chisago County	2	87	3	0	0	1	37	5	0	5
801 Southeast Wisconsin	0	1	0	0	0	0	0	0	0	0
802 Southern Wisconsin	0	1	0	0	0	0	0	0	0	0
803 Eastern Wisconsin	0	1	0	0	0	0	1	0	0	0
804 Central Wisconsin	0	10	0	0	0	0	28	1	0	1
805 Western Wisconsin	21	2,602	52	2	5	7	912	336	4	353
811 Northeast Minnesota	8	370	16	0	3	1	155	17	0	19
812 Northern Minnesota	1	97	5	0	0	1	70	6	0	6
813 Northwest Minnesota	0	23	0	0	0	0	15	2	0	2
814 West Central Minnesota	14	488	11	0	3	0	153	30	0	30
815 Southern Minnesota	3	294	3	0	0	3	43	3	0	3
816 Southeast Minnesota	16	924	13	0	0	1	113	43	0	46
817 Central Minnesota	40	1,459	38	1	48	5	457	88	0	90
840 North Dakota	4	29	0	0	0	0	3	0	0	0
850 South Dakota	0	3	1	0	0	0	6	1	0	1
861 Eastern Iowa	0	2	0	0	0	0	0	0	0	0

# ANNUAL REVIEW

	Listings Processed	Total Dollar Volume	Unit Sales	Average Sales Price
1979	40,007	1,351,465,288	20,466	66,417
1980	37,018	1,340,772,915	18,351	74,069
1981	35,580	1,249,787,584	15,675	80,238
1982	41,465	998,693,468	12,193	82,288
1983	50,794	1,344,916,756	15,914	84,953
1984	53,646	1,544,535,531	18,231	85,007
1985	51,492	1,866,291,153	21,335	87,789
1986	58,382	2,523,647,113	28,015	90,319
1987	55,422	2,460,309,115	25,772	95,914
1988	80,771	3,211,389,403	34,244	93,977
1989	89,170	3,277,302,913	33,962	96,658
1990	78,548	3,372,262,409	34,496	98,016
1991	71,850	3,522,813,135	35,598	99,402
1992	72,730	4,309,040,911	41,944	103,264
1993	70,685	4,300,305,967	39,842	107,569
1994	63,369	4,733,426,199	42,454	111,806
1995	64,556	4,941,765,241	42,310	117,053
1996	73,433	5,818,898,453	46,949	124,022
1997	63,189	5,680,945,013	41,441	137,085
1998	64,280	7,048,446,631	47,836	147,346
1999	57,573	7,620,974,435	46,675	163,277
2000	59,618	8,754,809,444	48,208	181,605
2001	71,861	10,217,347,550	50,298	203,136
* 2002	73,940	11,331,943,390	51,212	221,275
2003	86,378	13,478,897,819	56,528	238,446
2004	97,737	14,922,306,738	58,233	256,252

**1979 - 1996** – All property types  
All MLS districts

**1997-present** - Single family detached, condos, townhouses and twin homes.  
13 county metro area only

\* **2002** – Home sales were recalculated by RMLS on March 6, 2003 due to the fact the previous report included some sales reported early in 2003.

## AVERAGE SALES PRICE BY DISTRICT SINGLE FAMILY

1996 Single Family  
= Single Family only

1997-2004 Single Family = single family detached, condos, townhouses and twin homes.

1996		1997	1998	1999	2000	2001	*2002	2003	2004	
<b>Minneapolis</b>		<b>Division III</b>								
300 Calhoun-Isles	\$240,692	<b>Minneapolis</b>								
301 Camden	61,818	300 Calhoun-Isles	\$229,227	\$233,049	\$290,226	\$296,188	\$351,333	\$373,453	\$408,461	\$370,656
302 Central	71,200	301 Camden	62,859	70,029	79,724	93,216	113,612	130,626	145,436	159,716
303 Longfellow	79,389	302 Central	113,221	134,011	156,853	200,293	217,375	270,763	275,497	314,868
304 Nokomis	93,607	303 Longfellow	87,228	95,665	112,882	130,985	155,226	175,457	188,073	214,911
305 North	47,793	304 Nokomis	97,652	106,728	122,473	142,080	170,066	191,543	207,649	223,953
306 Northeast	76,685	305 North	52,578	58,471	64,408	78,102	99,441	122,211	142,153	167,074
307 Phillips	47,865	306 Northeast	80,518	92,328	110,983	128,335	148,796	168,561	187,518	200,452
308 Powderhorn	61,700	307 Phillips	46,598	50,289	59,086	87,570	117,363	126,093	147,269	168,620
309 Southwest	149,515	308 Powderhorn	63,840	73,010	88,048	105,359	134,277	158,396	163,621	180,765
310 University	94,124	309 Southwest	153,032	163,434	198,231	219,038	246,128	271,606	301,059	314,957
<b>Suburban and other areas</b>		310 University	102,507	118,239	121,016	146,263	181,312	193,409	216,047	237,979
340 Buffalo	107,261	<b>Suburban and other areas</b>								
341 Wright County	112,384	340 Buffalo	123,323	133,514	140,802	169,647	176,167	187,293	207,208	222,891
342 Hutchinson	100,184	341 Wright County	119,875	123,720	142,231	162,416	179,048	192,047	204,680	219,996
343 McLeod	76,301	342 Hutchinson	108,399	110,720	117,513	119,572	129,042	137,415	147,905	155,138
360 Robbinsdale	89,933	343 McLeod	84,394	96,016	109,609	109,231	126,988	128,969	131,286	161,672
361 Crystal	89,841	360 Robbinsdale	93,014	101,072	114,578	131,249	152,150	164,166	178,450	190,824
362 New Hope	112,352	361 Crystal	96,034	103,096	113,106	129,017	153,720	163,946	178,753	189,784
363 Brooklyn Cente	85,072	362 New Hope	113,556	118,487	130,235	146,715	161,770	180,464	197,142	209,819
364 Brooklyn Park	115,912	363 Brooklyn Center	85,597	94,362	110,822	124,435	142,706	157,359	169,248	183,319
365 Mple Grve / Oss	162,545	364 Brooklyn Park	110,226	118,692	134,822	151,298	169,395	182,623	208,506	228,103
366 Champlin	128,154	365 Maple Grove / Oss	152,244	162,065	182,643	200,674	214,828	236,419	254,679	263,719
367 Hnnepin Co No	155,194	366 Champlin	121,868	136,315	148,557	173,531	191,458	206,181	226,442	239,231
368 Hnnepin Co NW	202,010	367 Hennepin Co No	167,589	184,638	174,515	206,833	217,317	229,857	251,558	275,829
370 Sibley County	67,830	368 Hennepin Co NW	238,230	236,187	263,877	310,009	344,611	396,888	444,263	486,537
373 Golden Valley	141,432	370 Sibley County	104,890	83,240	93,540	99,849	112,158	135,357	121,962	137,108
374 Plymouth	208,258	373 Golden Valley	139,936	150,858	177,548	196,321	219,014	245,111	268,775	287,259
378 Richfield	100,655	374 Plymouth	185,667	192,689	215,180	226,656	252,473	265,829	287,489	310,289
379 Blmington - E	103,313	378 Richfield	104,285	111,959	127,766	141,573	160,101	182,728	195,271	211,395
380 Blmington - W	162,771	379 Blmington - E	109,135	113,733	127,656	144,184	165,828	177,543	195,983	197,441
381 Lake Mtka N *	256,502	380 Blmington - W	154,137	160,297	174,290	198,693	213,478	231,762	246,102	259,541
382 Lake Mtka W		381 Lake Mtka N	274,426	297,661	351,529	391,826	422,298	461,448	483,802	585,078
383 Lake Mtka S		385 Edina	217,592	247,019	278,355	298,541	328,204	352,363	396,287	402,321
385 Edina	250,558	386 Hopkins	97,494	105,506	126,980	130,129	159,910	174,773	191,917	183,448
386 Hopkins	128,959	387 Minnetonka	189,050	193,887	219,510	247,102	265,938	298,954	315,353	338,985
387 Minnetonka	207,265	391 St Louis Park	112,345	120,049	141,235	156,214	179,190	194,756	215,910	230,017
391 St Louis Park	119,402	392 Eden Prairie	200,285	206,091	228,812	265,131	305,008	309,090	325,661	348,903
392 Eden Prairie	225,056	394 Carver County	137,933	143,562	156,776	172,728	205,973	212,136	224,526	251,231
394 Carver County	134,932	396 Chanhassen	205,974	207,250	224,760	256,782	285,722	300,812	317,921	353,801
395 Waterfront	108,997	397 Chaska	157,549	165,175	188,103	208,377	237,662	243,324	254,163	273,326
396 Chanhassen	215,608	398 Victoria	234,514	239,756	253,538	294,411	285,423	317,607	367,246	369,473
397 Chaska	165,211									
398 Victoria	224,754									
399 Out of Town	82,533									

## AVERAGE SALES PRICE BY DISTRICT SINGLE FAMILY

	1996	1997	1998	1999	2000	2001	* 2002	2003	2004
<b>Division II</b>									
600 West St. Paul	\$104,677	\$100,149	\$116,219	\$123,796	\$134,958	\$163,483	\$178,524	\$194,257	\$199,323
602 South St. Paul	84,199	88,824	97,712	108,136	126,011	144,573	161,871	178,497	178,282
604 Mendota-Lilydale-Mendota Hts	214,506	187,534	207,116	220,215	254,392	291,807	295,433	330,320	366,850
605 Sunfish Lake	545,000	551,475	546,333	625,000	559,801	525,980	1,062,857	688,167	933,312
608 Inver Grove Heights	135,533	134,147	156,545	179,447	196,205	205,041	227,487	235,180	252,528
610 Eagan	167,104	142,660	150,423	162,157	184,979	206,104	214,270	229,843	244,712
612 Burnsville	149,399	131,784	140,061	151,500	164,508	181,752	200,197	217,112	229,557
614 Apple Valley	163,774	141,688	151,669	163,609	175,929	195,302	205,731	219,874	229,441
616 Rosemount	139,055	135,711	141,773	155,505	171,871	212,366	228,492	245,721	249,532
617 Hastings	118,869	115,620	126,827	133,072	153,298	177,393	202,616	221,145	229,517
618 Eastern Dakota County	141,596	149,973	172,414	198,610	212,606	228,613	233,409	228,987	269,507
624 Farmington	121,089	124,279	135,048	156,095	169,777	187,196	207,175	220,031	238,664
626 Lakeville	163,607	172,439	185,954	206,357	220,515	246,753	263,070	281,013	300,381
628 Southern Dakota County	129,115	151,108	169,073	185,124	193,795	221,330	200,399	263,097	265,998
630 Northfield	125,506	138,721	144,528	158,633	169,815	194,508	204,426	207,130	242,104
632 Rice County	89,529	114,585	125,327	127,500	136,491	153,727	164,358	172,959	191,320
640 Shakopee	124,072	130,520	133,126	141,596	172,012	191,207	205,033	215,760	242,545
642 Prior Lake	168,241	183,382	184,364	203,497	242,838	262,396	285,362	309,519	326,702
644 Savage	140,018	146,039	158,509	179,825	205,987	235,027	250,091	261,389	280,792
646 Jordan	123,030	133,837	142,758	155,478	196,780	195,913	202,940	238,691	259,793
648 New Prague	118,313	139,423	145,972	169,075	184,322	210,506	214,118	230,162	250,423
650 Belle Plaine	105,170	114,975	118,892	128,363	152,350	176,108	179,581	193,083	224,152
658 LeSueur County	72,961	91,814	101,362	107,263	129,156	127,046	130,601	160,175	159,705
660 Goodhue County	101,058	109,256	121,775	126,014	144,355	160,310	164,845	172,142	185,307
<b>Division I</b>									
702 Falcon Hts-Lderdale-Rseville	143,905	135,233	145,481	156,343	170,533	185,823	206,743	223,683	236,748
705 Lino Lakes-Hugo-Centerville	144,083	148,587	158,425	174,824	191,278	218,316	239,798	251,102	277,830
706 North Central Suburban	194,050	172,124	181,218	194,043	228,916	259,503	267,445	281,496	293,901
707 Ham Lake	134,991	148,275	159,879	183,285	216,438	242,855	264,738	309,602	352,868
708 White Bear Area	142,381	148,143	163,717	173,973	201,038	222,445	248,609	272,624	292,243
709 Forest Lake Area	138,498	142,043	152,327	166,198	187,490	206,693	238,458	243,298	266,384
710 Northeast Anoka County	124,360	124,776	144,241	149,519	182,513	187,068	227,129	237,552	280,592
711 Southern Chisago County	111,451	120,225	130,851	141,921	157,520	177,804	197,257	215,250	230,952
712 Maplewood-North St Paul	116,275	115,953	123,751	140,002	160,572	173,321	201,147	214,242	233,457
713 Bethel	112,532	118,613	132,550	154,410	165,630	186,313	213,311	227,201	241,940
714 Phalen	67,380	73,607	78,544	89,202	103,412	125,090	140,204	156,803	169,588
716 Hillcrest/Hazel Pk/Dayton's Bluf	69,004	73,047	79,646	91,789	106,257	126,743	141,932	156,186	166,868
720 Southeast St. Paul	103,319	100,536	110,318	119,013	142,098	155,535	172,216	188,331	223,181
721 Lakeland-Afton-Denmark	157,638	207,857	218,547	233,838	264,112	293,905	349,052	371,366	409,081
722 Nwprt-St Paul Pk-Cottage Grve	114,851	113,742	126,043	143,071	160,202	178,737	194,436	208,873	224,418
725 Pine Springs-Lk Elmo-Oakdale	140,252	128,989	145,973	162,427	183,840	205,840	216,254	224,297	248,208
726 Woodbury	185,076	170,564	178,633	195,509	217,228	228,497	247,914	264,717	296,442
727 Stillwater-Bayport	175,085	182,212	195,633	205,761	245,022	268,318	283,508	321,336	341,634
728 Riverview-Cheroke	66,622	69,750	77,901	88,491	105,093	128,990	146,858	161,272	172,290
738 Home Croft-W 7th	58,522	67,362	72,746	85,089	113,761	124,904	148,710	163,401	175,020
740 Crocus Hill	188,071	150,461	166,530	200,020	203,916	251,860	252,981	297,520	308,590
741 Downtown/Capital Heights	74,600	72,847	87,836	82,230	128,299	130,664	168,071	161,880	168,796
742 Central	54,101	57,620	63,566	70,598	87,413	106,802	118,701	136,810	146,874
744 Como	93,676	96,732	107,209	124,620	138,758	163,159	180,084	189,887	212,986
746 St. Anthony-Midway	84,347	92,162	99,191	112,415	126,397	153,926	169,087	193,002	207,924
748 Town & Country-Merriam Park	117,411	137,745	146,995	151,065	170,429	210,449	250,680	278,951	311,999
750 Mac-Grovelnd-River Road Area	133,274	135,471	148,193	168,822	195,494	227,913	258,299	277,691	299,435
752 Highland Area	149,089	145,715	158,373	176,473	189,770	229,321	249,981	277,868	300,440
754 Big Lake Township	104,278	108,447	117,357	134,110	142,223	167,123	173,982	193,404	273,370
756 Elk River	121,201	126,287	135,519	148,405	168,769	187,731	209,824	225,580	239,728
758 Northwestern Anoka County	119,783	126,477	135,435	146,911	157,729	185,810	201,049	221,465	257,708
760 Ramsey	125,657	132,817	140,279	151,524	166,406	185,919	198,996	232,674	246,388
762 Andover	137,390	141,831	155,049	173,833	192,561	211,422	236,906	250,219	270,562
764 Blaine	113,231	111,715	121,203	134,587	149,820	183,335	198,160	210,564	242,180
765 Arden Hills-Shoreview	155,390	154,588	154,676	171,637	192,528	209,225	224,885	228,952	245,406
766 Mndsvw-Nw Brghnt-St Anth VII	120,513	120,039	127,482	142,772	161,784	176,243	201,563	213,614	229,438
767 Coon Rapids	110,145	103,911	112,721	125,264	137,595	154,143	169,345	191,665	211,480
768 Spring Park/Fridley	104,843	99,701	111,391	124,839	136,025	155,890	174,479	188,243	203,433
769 Anoka	101,115	105,507	111,241	121,181	133,930	152,746	171,419	180,952	209,277
770 Hilltop-Columbia Heights	82,019	85,840	92,124	106,171	120,264	143,207	154,711	168,864	183,996
771 Spring Lake Park	97,346	102,427	113,854	124,214	140,165	153,230	166,915	180,275	199,317
772 Lexington-Circle Pines	111,676	104,426	113,339	120,047	139,651	156,731	167,973	187,174	198,048
780 Sherburne County	98,985	106,283	113,032	125,542	139,347	158,014	168,232	183,593	216,025
782 Isanti County	97,355	111,088	119,954	126,155	131,978	152,671	169,372	174,655	193,645
783 Cambridge	82,871	88,799	93,052	105,373	122,599	136,058	147,338	163,684	183,958
784 Northern Chisago County	97,457	95,020	101,166	116,353	124,987	146,804	164,797	195,136	191,769
801 Southeast Wisconsin	*	109,050	207,450	99,500	650,000	134,000	136,900	162,000	*
802 Southern Wisconsin	*	25,000	107,535	*	224,000	*	*	107,100	174,997
803 Eastern Wisconsin	*	155,056	*	*	*	*	*	389,300	145,000
804 Central Wisconsin	*	135,000	93,700	*	209,003	180,000	150,200	191,806	150,940
805 Western Wisconsin	111,325	114,684	124,620	135,050	150,853	163,846	173,657	184,629	202,493
811 Northeast Minnesota	*	65,573	79,113	94,487	101,322	118,422	140,589	152,160	163,874
812 Northern Minnesota	*	46,000	125,793	119,586	172,740	108,896	134,453	205,664	199,762
813 Northwest Minnesota	*	78,250	45,000	104,467	123,903	123,451	137,467	142,315	148,826
814 West Central Minnesota	*	87,420	91,537	95,340	103,821	106,556	116,176	124,949	135,486
815 Southern Minnesota	*	100,467	97,456	123,837	107,714	121,881	138,559	150,726	155,952
816 Southeast Minnesota	*	109,506	115,782	132,293	142,007	153,752	161,449	175,758	177,641
817 Central Minnesota	*	88,805	97,038	112,203	128,610	127,488	146,566	160,782	172,788
840 North Dakota	*	*	101,615	98,059	88,257	91,483	93,821	106,024	106,544
850 South Dakota	*	*	*	*	*	*	*	71,800	38,750
860 Western Iowa	*	104,830	*	*	90,000	*	45,000	*	*
861 Eastern Iowa	*	*	*	*	110,000	*	56,250	80,250	*

## RESIDENTIAL PROPERTY SALES MONTHLY FOR 2002, 2003 and 2004

	CLOSED SALES* 13 County Metro			PENDING SALES** 13 County Metro			LISTINGS PROCESSED 13 County Metro			AVERAGE SALE PRICE 13 County Metro		
	* 2002	2003	2004	* 2002	2003	2004	* 2002	2003	2004	* 2002	2003	2004
January	3,148	3,110	2,504	3,661	3,838	3,534	5,237	6,629	6,845	\$205,638	\$227,307	\$239,744
February	2,607	2,776	2,731	4,007	4,183	4,277	5,110	5,947	6,700	\$204,492	\$226,614	\$236,792
March	3,637	3,633	4,028	4,733	5,380	6,542	5,718	7,335	8,981	\$207,853	\$220,244	\$238,917
April	3,883	4,228	4,528	5,414	6,133	6,841	7,007	8,268	10,214	\$208,583	\$229,570	\$250,036
May	4,562	4,942	5,524	5,357	5,963	6,594	7,406	8,784	9,790	\$216,387	\$230,901	\$246,155
June	4,915	5,905	7,047	5,067	6,441	6,510	6,787	8,684	10,267	\$224,498	\$242,902	\$259,979
July	5,657	6,264	6,244	5,201	6,653	6,074	6,964	8,724	9,690	\$230,381	\$241,115	\$261,096
August	5,034	6,272	6,440	5,036	5,715	6,167	7,298	7,718	9,651	\$233,948	\$247,396	\$262,061
September	4,833	5,908	5,256	4,643	4,741	5,090	7,243	8,079	9,042	\$222,145	\$239,779	\$258,213
October	4,764	5,410	4,855	4,726	4,760	4,902	7,057	7,756	7,511	\$227,533	\$243,163	\$269,478
November	4,080	4,032	4,672	3,797	3,559	4,258	4,853	4,787	5,412	\$227,949	\$248,984	\$268,044
December	4,092	4,048	4,327	3,360	3,092	3,536	3,260	3,667	3,634	\$226,406	\$246,700	\$261,434
<b>TOTAL</b>	<b>51,212</b>	<b>56,528</b>	<b>58,223</b>	<b>55,002</b>	<b>60,458</b>	<b>64,325</b>	<b>73,940</b>	<b>86,378</b>	<b>97,737</b>	<b>\$221,275</b>	<b>\$238,446</b>	<b>\$256,252</b>

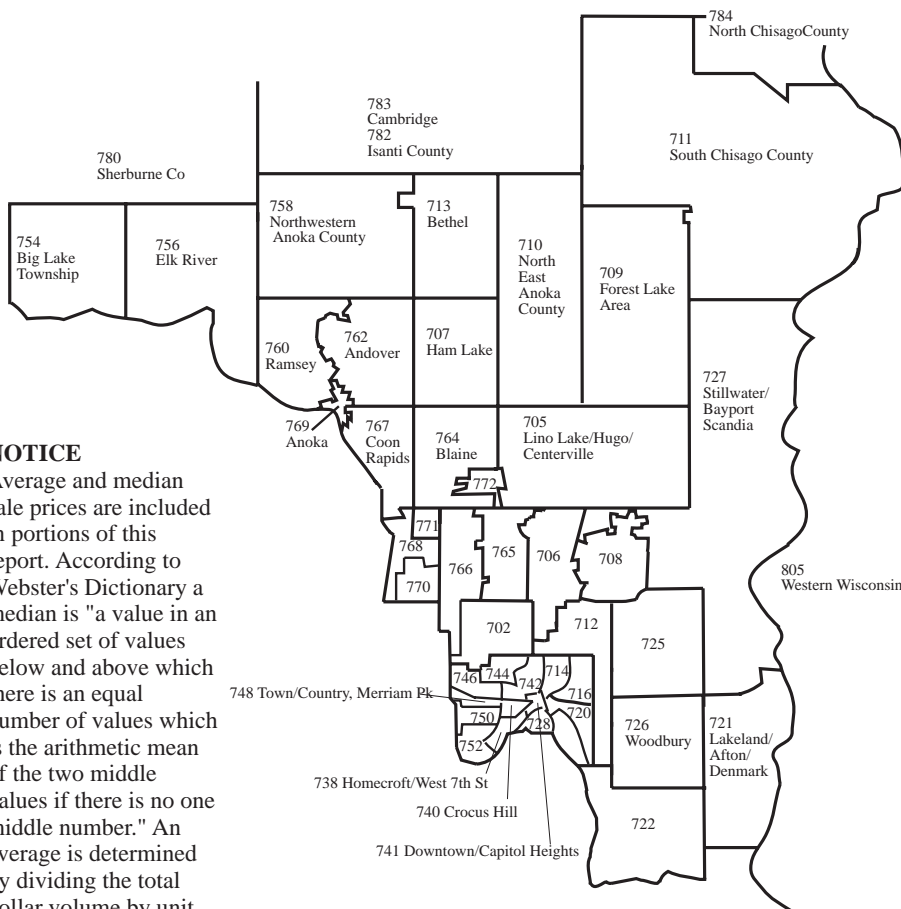
This report relates to single-family residential properties only. This includes condominiums, townhomes, and townhouses, but does not include duplexes, apartment buildings, other multi-family dwellings, lots, raw land, or commercial properties.

This report includes sales reported in the 13 county metro area: Anoka, Carver, Chisago, Dakota, Goodhue, Hennepin, Ramsey, Rice, Scott, Sherburne, St. Croix, Washington and Wright.

**Pending Sales** - The pending listings counts are based on when listings actually entered the pending status.

# DIVISION I

Includes Anoka, Chisago, Ramsey, Washington [and some areas in Isanti, Sherburne and Wisconsin] Counties and the district changes made in 1996.



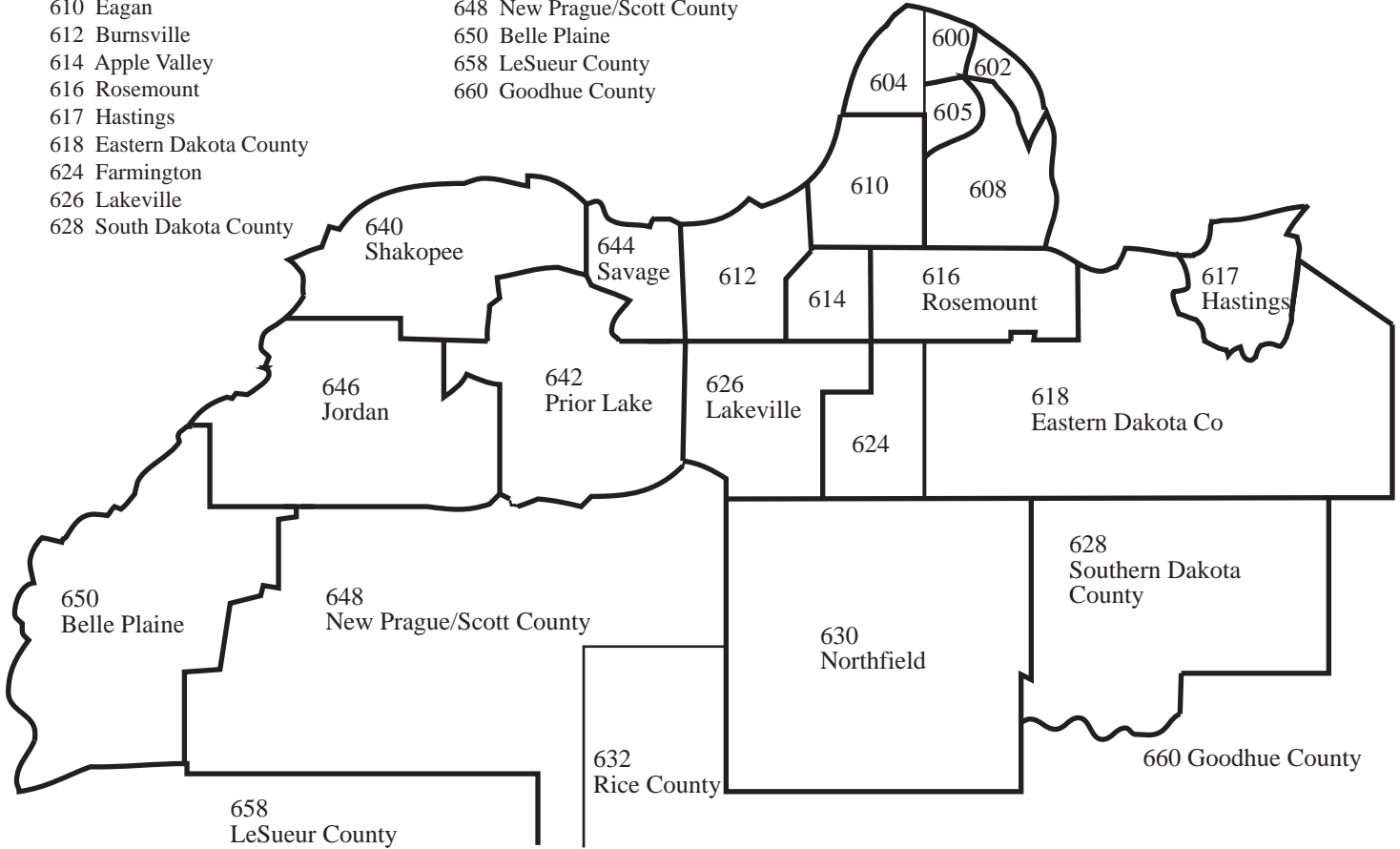
- Division I
- 702 Falcon Heights/Lauderdale/Roseville
- 705 Lino Lakes/Hugo/Centerville
- 706 South Central Suburban
- 707 Ham Lake
- 708 White Bear Area
- 709 Forest Lake
- 710 Northeast Anoka County
- 711 Southern Chisago County
- 712 Maplewood/North St. Paul
- 713 Bethel
- 714 Phalen
- 716 Hillcrest/Dayton's Bluff/Hazel Park
- 720 Southeast St. Paul
- 721 Lakeland/Afton/Denmark
- 722 Newport/St. Paul Park/Cottage Grove
- 725 Pine Spings/Lake Elmo/Oakdale
- 726 Woodbury
- 727 Stillwater/Bayport
- 728 Riverview/Cherokee
- 738 Homecroft/West 7th St
- 740 Crocus Hill
- 741 Downtown/Capitol Heights
- 742 Central
- 744 Como
- 746 St. Anthony/Midway
- 748 Town and Country/Merriam Park
- 750 Mac/Groveland/River Road Area
- 752 Highland Area
- 754 Big Lake Township
- 756 Elk River
- 758 Northwestern Anoka County
- 760 Ramsey
- 762 Andover
- 764 Blaine
- 765 Arden Hills/Shoreview
- 766 Moundsview/New Brighton/St. Anthony Village
- 767 Coon Rapids
- 768 Fridley
- 769 Anoka
- 770 Hilltop/Columbia Heights
- 771 Spring Lake Park
- 772 Lexington/Circle Pines
- 780 Sherburne County
- 782 Isanti County
- 783 Cambridge
- 784 Northern Chisago County
- 805 Western Wisconsin

**NOTICE**  
Average and median sale prices are included in portions of this report. According to Webster's Dictionary a median is "a value in an ordered set of values below and above which there is an equal number of values which is the arithmetic mean of the two middle values if there is no one middle number." An average is determined by dividing the total dollar volume by unit number.

# DIVISION II

Includes Dakota, Scott [and some areas in Goodhue, LeSueur and Rice] Counties and the district changes made in 1995.

- Division II
- 600 West St. Paul
- 602 South St. Paul
- 604 Mendota/Lilydale/Mendota Hts
- 605 Sunfish Lake
- 608 Inver Grove Heights
- 610 Eagan
- 612 Burnsville
- 614 Apple Valley
- 616 Rosemount
- 617 Hastings
- 618 Eastern Dakota County
- 624 Farmington
- 626 Lakeville
- 628 South Dakota County
- 630 Northfield
- 632 Rice County
- 640 Shakopee
- 642 Prior Lake
- 644 Savage
- 646 Jordan
- 648 New Prague/Scott County
- 650 Belle Plaine
- 658 LeSueur County
- 660 Goodhue County



## DISTRICTS PRIOR TO 1993 ALL DIVISIONS

- Division I**
- 702 Falcon Heights/Lauderdale/Roseville
  - 705 Lino Lakes/Hugo/Centerville
  - 706 North Central Suburban
  - 707 Ham Lake
  - 708 White Bear Area
  - 709 Forest Lake Area
  - 711 Southern Chisago County
  - 712 Maplewood/North St. Paul
  - 713 Bethel
  - 714 Phalen
  - 716 Eastside
  - 720 Southeast St. Paul
  - 721 Lakeland/Afton/Denmark
  - 722 Newport/St. Paul Park/Cottage Grove
  - 725 Pine Spings/Lake Elmo/Oakdale
  - 726 Woodbury
  - 727 Stillwater/Bayport
  - 728 Riverview/Cherokee
  - 738 Homecroft/West 7th St.
  - 740 Crocus Hill
  - 741 Downtown/Capitol Heights
  - 742 Central
  - 744 Como
  - 746 St. Anthony/Midway
  - 748 Town and Country/Merriam Park
  - 750 Mac/Groveland/River Road Area

- 752 Highland Area
- 754 Big Lake Township
- 756 Elk River
- 758 Northwestern Anoka County
- 760 Ramsey
- 762 Andover
- 764 Blaine
- 765 Arden Hills/Shoreview
- 766 Moundsview/New Brighton, St. Anthony Village
- 767 Coon Rapids
- 768 Spring Lake Park/Fridley
- 769 Anoka
- 770 Hilltop/Columbia Heights
- 772 Lexington/Circle Pines
- 780 Sherburne County
- 782 Isanti County
- 783 Cambridge
- 784 Northern Chisago County
- 785 Southwestern Wisconsin (Pierce County)
- 786 West Central Wisconsin (St. Croix County)
- 787 Eastern Wisconsin (Polk County)

- Division II**
- 600 West St. Paul
  - 602 South St. Paul
  - 604 Mendota-Lilydale-Mendota Hts
  - 605 Sunfish Lake
  - 608 Inver Grove Heights
  - 610 Eagan
  - 612 Burnsville
  - 614 Apple Valley
  - 616 Rosemount
  - 617 Hastings
  - 618 Eastern Dakota County
  - 624 Farmington
  - 626 Lakeville
  - 628 South Dakota County
  - 640 Northern Scott County
  - 645 Southern Scott County
  - 650 LeSueur County
  - 655 Rice County
  - 660 Goodhue County

- Division III**
- 549 Downtown
  - 550 Calhoun/Harriet
  - 551 Cedar/Isles/Loring
  - 552 North
  - 553 Northeast
  - 554 Parkway, West
  - 555 Parkway, Central
  - 556 Parkway, South
  - 557 South
  - 558 South Central
  - 559 Southeast
  - 570 Sibley County
  - 571 Brooklyn Center/Brooklyn Park
  - 572 Wright County
  - 573 Golden Valley/Tyrol Hills
  - 574 Plymouth
  - 575 New Hope/Crystal/Robbinsdale
  - 576 Dayton/Champlin/Maple Grove/Osseo
  - 577 Misc Suburban Northwest
  - 578 Richfield
  - 579 Bloomington East
  - 580 Bloomington West
  - 585 Edina
  - 587 Minnetonka/Hopkins
  - 589 Lake Minnetonka
  - 591 St. Louis Park
  - 592 Eden Prairie
  - 593 Eastern Carver County
  - 594 Western Carver County

# DIVISION III

Includes Hennepin, Carver, McLeod, Sibley [and some areas in Wright] counties and the district changes made in 1995.

