

The 100+

Market Updates for 205 Twin Cities Communities

A free research tool from the Minneapolis Area Association of REALTORS®
Brought to you by the unique data-sharing traditions of the REALTOR® community



MINNEAPOLIS Area Association
of REALTORS®

Minneapolis

Hennepin County, MN

February

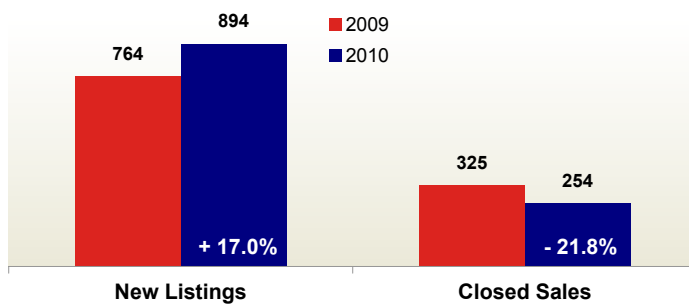
Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	764	894	+ 17.0%	1,583	1,628	+ 2.8%
Closed Sales	325	254	- 21.8%	645	498	- 22.8%
Median Sales Price	\$109,950	\$140,000	+ 27.3%	\$104,000	\$133,000	+ 27.9%
Average Sales Price	\$158,714	\$168,443	+ 6.1%	\$154,592	\$177,641	+ 14.9%
Percent of Original List Price Received at Sale*	90.2%	97.0%	+ 7.5%	90.7%	96.0%	+ 5.9%
Average Days on Market Until Sale**	132	115	- 12.4%	124	114	- 8.4%
Single-Family Detached Inventory	1,689	1,456	- 13.8%	--	--	--
Townhouse-Condo Inventory	1,028	874	- 15.0%	--	--	--

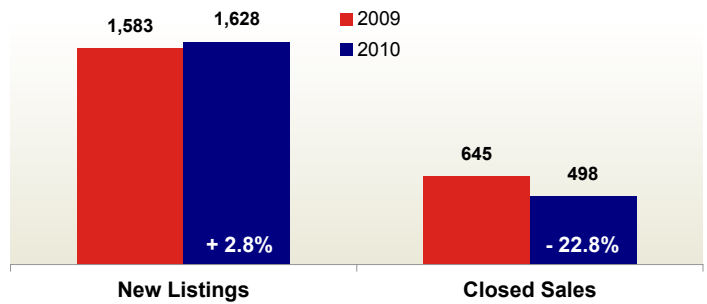
*Does not account for list prices from any previous listing contracts

**City market time figures are based on Cumulative Days on Market, which does account for previous listing contracts

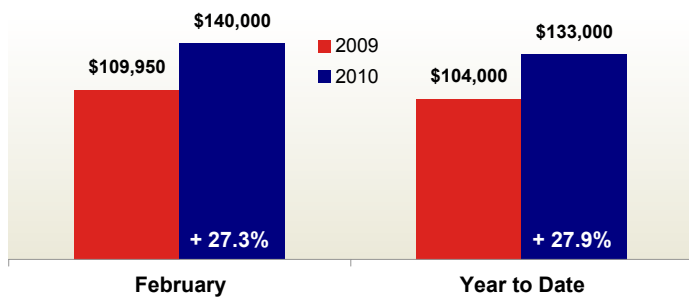
Activity—Most Recent Month



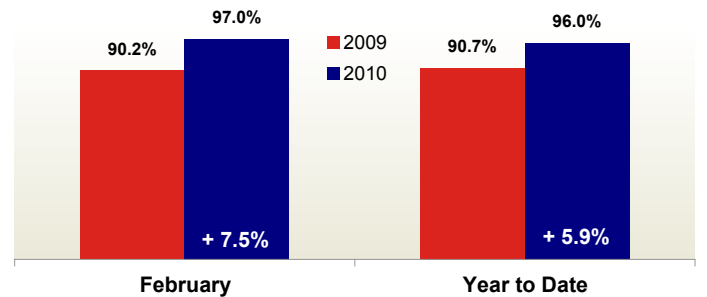
Activity—Year to Date



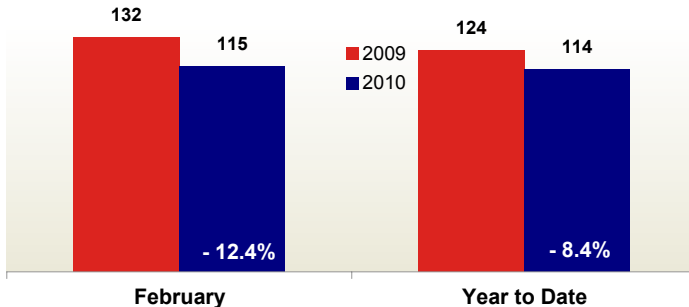
Median Sales Price



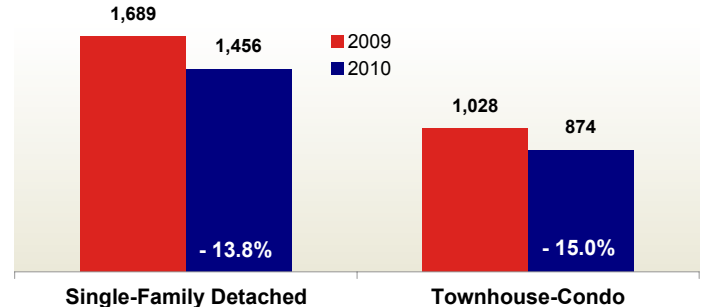
Percent of Original List Price Received



Average Days on Market Until Sale



Inventory of Homes for Sale



Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved. For broader historical market information, please feel free to contact us.



New Listings

Closed Sales

	New Listings			Closed Sales			New Listings			Closed Sales		
	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change
Camden	99	109	+ 10.1%	206	203	- 1.5%	59	46	- 22.0%	136	94	- 30.9%
Downtown Minneapolis	97	133	+ 37.1%	246	232	- 5.7%	31	27	- 12.9%	52	46	- 11.5%
Longfellow	43	51	+ 18.6%	89	94	+ 5.6%	13	17	+ 30.8%	30	35	+ 16.7%
Nokomis	94	143	+ 52.1%	184	248	+ 34.8%	42	40	- 4.8%	74	68	- 8.1%
North	79	89	+ 12.7%	160	158	- 1.3%	54	37	- 31.5%	106	72	- 32.1%
Northeast	55	76	+ 38.2%	118	129	+ 9.3%	27	18	- 33.3%	55	37	- 32.7%
Phillips	17	18	+ 5.9%	43	36	- 16.3%	10	5	- 50.0%	23	16	- 30.4%
Powderhorn	51	56	+ 9.8%	121	108	- 10.7%	33	22	- 33.3%	64	39	- 39.1%
Southwest	117	109	- 6.8%	194	203	+ 4.6%	31	25	- 19.4%	57	50	- 12.3%
University Area	15	21	+ 40.0%	34	41	+ 20.6%	7	3	- 57.1%	10	7	- 30.0%
Uptown-Lakes	97	88	- 9.3%	187	174	- 7.0%	18	14	- 22.2%	37	34	- 8.1%

Median Sales Price

Percent of Original List Price Received

	Median Sales Price			Percent of Original List Price Received			Median Sales Price			Percent of Original List Price Received		
	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change
Camden	\$40,000	\$55,000	+ 37.5%	\$36,472	\$60,087	+ 64.7%	86.2%	98.6%	+ 14.3%	89.2%	97.0%	+ 8.7%
Downtown Minneapolis	\$250,000	\$320,000	+ 28.0%	\$266,000	\$269,950	+ 1.5%	91.4%	90.9%	- 0.5%	93.6%	92.1%	- 1.6%
Longfellow	\$189,540	\$145,000	- 23.5%	\$158,000	\$136,000	- 13.9%	98.3%	98.1%	- 0.2%	92.4%	99.0%	+ 7.1%
Nokomis	\$184,150	\$215,750	+ 17.2%	\$172,750	\$208,000	+ 20.4%	93.8%	95.7%	+ 2.0%	93.1%	97.7%	+ 4.9%
North	\$25,000	\$43,000	+ 72.0%	\$29,000	\$46,750	+ 61.2%	88.2%	108.0%	+ 22.5%	90.3%	101.5%	+ 12.4%
Northeast	\$127,900	\$155,000	+ 21.2%	\$136,238	\$136,250	+ 0.0%	94.7%	98.3%	+ 3.8%	93.8%	96.8%	+ 3.2%
Phillips	\$85,000	\$85,200	+ 0.2%	\$85,650	\$127,000	+ 48.3%	94.9%	97.6%	+ 2.9%	85.1%	95.0%	+ 11.7%
Powderhorn	\$85,000	\$112,500	+ 32.4%	\$88,750	\$107,500	+ 21.1%	88.5%	91.4%	+ 3.3%	88.8%	95.4%	+ 7.3%
Southwest	\$250,000	\$261,250	+ 4.5%	\$250,000	\$269,500	+ 7.8%	90.2%	92.4%	+ 2.4%	90.6%	91.0%	+ 0.5%
University Area	\$179,000	\$170,000	- 5.0%	\$215,500	\$185,000	- 14.2%	82.6%	92.7%	+ 12.3%	84.6%	84.5%	- 0.1%
Uptown-Lakes	\$190,000	\$157,000	- 17.4%	\$229,000	\$193,750	- 15.4%	89.1%	93.7%	+ 5.2%	89.0%	91.6%	+ 2.8%

Average Days on Market Until Sale

Single-Family Detached Inventory

Townhouse-Condo Inventory

	Average Days on Market Until Sale			Single-Family Detached Inventory			Townhouse-Condo Inventory					
	Feb 2009	Feb 2010	Change	YTD 2008	YTD 2009	Change	Feb 2009	Feb 2010	Change	Feb 2009	Feb 2010	Change
Camden	100	83	- 16.3%	100	93	- 7.3%	335	253	- 24.5%	12	8	- 33.3%
Downtown Minneapolis	180	268	+ 48.3%	140	237	+ 69.5%	4	1	- 75.0%	481	432	- 10.2%
Longfellow	108	72	- 33.8%	102	71	- 30.2%	103	91	- 11.7%	4	8	+ 100.0%
Nokomis	83	101	+ 21.4%	99	98	- 1.1%	216	273	+ 26.4%	30	27	- 10.0%
North	133	80	- 39.9%	106	90	- 15.5%	246	157	- 36.2%	12	7	- 41.7%
Northeast	128	74	- 42.0%	127	76	- 39.9%	162	140	- 13.6%	29	45	+ 55.2%
Phillips	176	159	- 9.2%	205	141	- 31.3%	42	19	- 54.8%	49	28	- 42.9%
Powderhorn	180	124	- 31.1%	174	119	- 31.7%	178	105	- 41.0%	67	30	- 55.2%
Southwest	125	126	+ 0.2%	118	121	+ 2.4%	237	258	+ 8.9%	42	46	+ 9.5%
University Area	185	250	+ 35.0%	176	220	+ 25.0%	28	26	- 7.1%	68	35	- 48.5%
Uptown-Lakes	166	94	- 43.4%	173	123	- 28.8%	134	133	- 0.7%	238	208	- 12.6%

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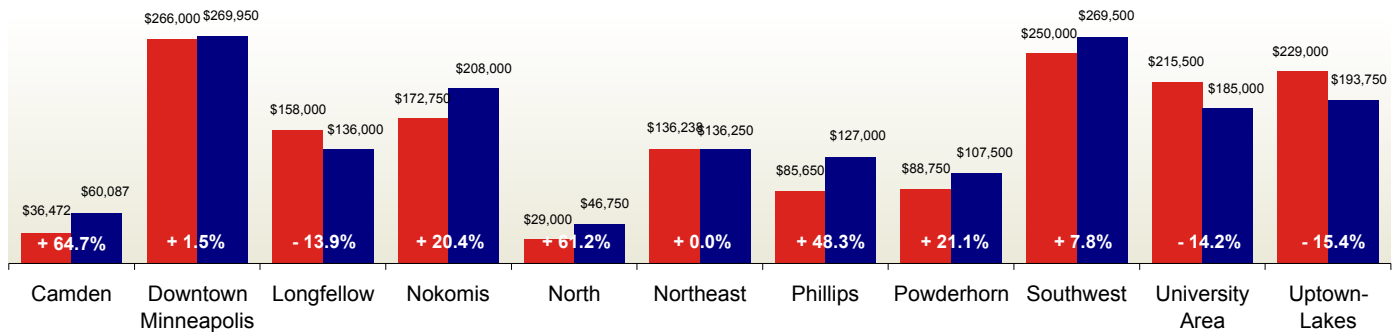
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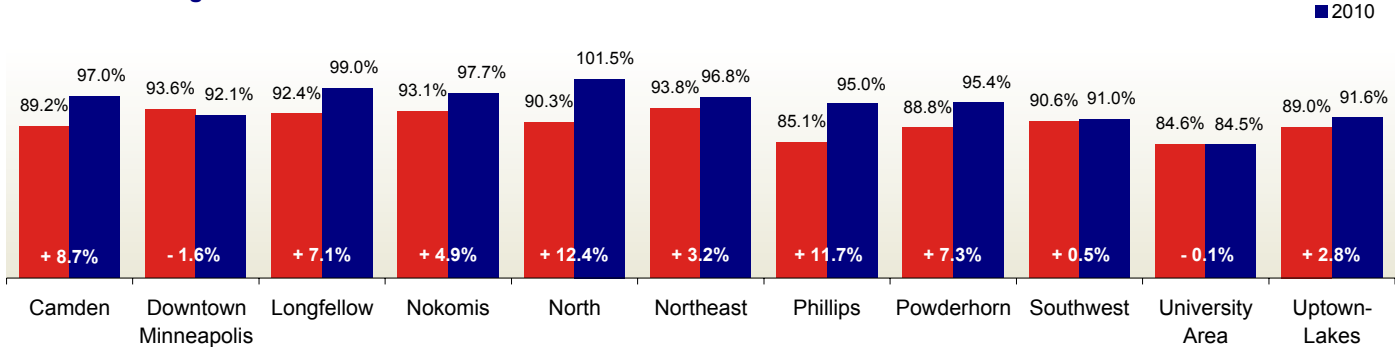


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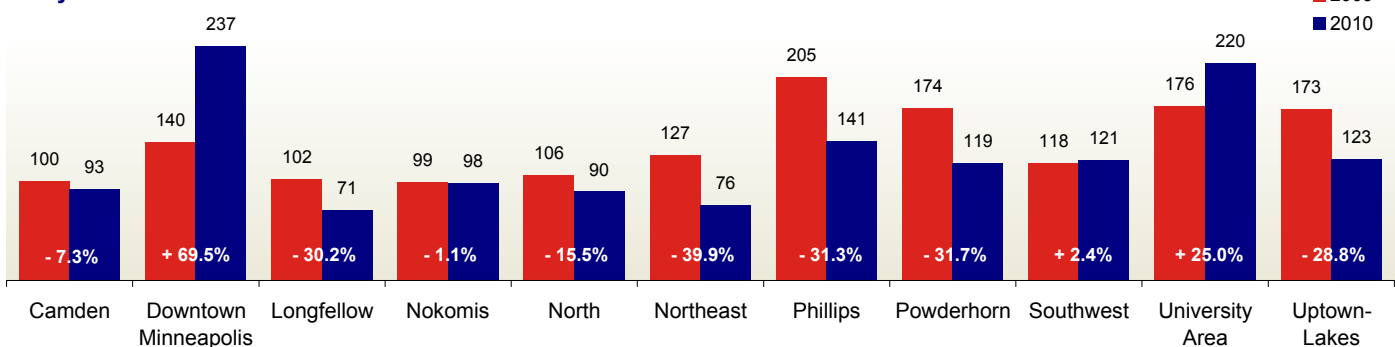
Median Sales Price—Year to Date



Percent of Original List Price Received at Sale—Year to Date



Days on Market Until Sale—Year to Date



Current Inventory

