# 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

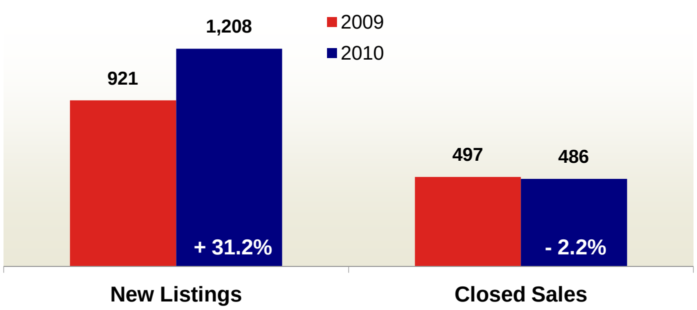
MINNEAPOLIS AREA Association of REALTORS®

# Minneapolis

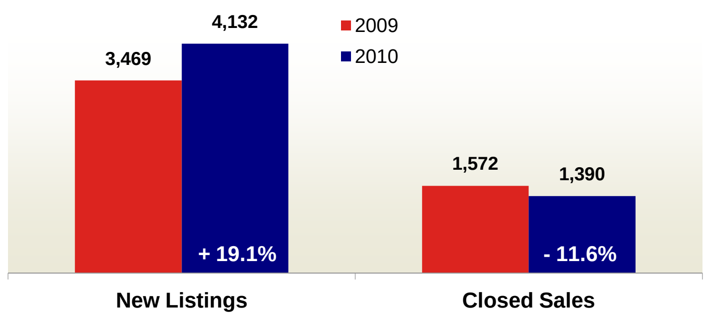
| Hennepin County, MN | April 2009 | April 2010 | April Change | Year to Date 2009 | Year to Date 2010 | Year to Date Change |
|---|---|---|---|---|---|---|
| **New Listings** | 921 | **1,208** | + 31.2% | 3,469 | **4,132** | + 19.1% |
| **Closed Sales** | 497 | **486** | - 2.2% | 1,572 | **1,390** | - 11.6% |
| **Median Sales Price** | $145,000 | **$170,000** | + 17.2% | $120,000 | **$150,000** | + 25.0% |
| **Average Sales Price** | $180,000 | **$203,789** | + 13.2% | $165,681 | **$191,000** | + 15.3% |
| **Percent of Original List Price Received at Sale*** | 92.7% | **94.8%** | + 2.3% | 91.2% | **95.7%** | + 4.9% |
| **Average Days on Market Until Sale**** | 120 | **116** | - 3.2% | 124 | **110** | - 11.9% |
| **Single-Family Detached Inventory** | 1,682 | **1,900** | + 13.0% | -- | -- | -- |
| **Townhouse-Condo Inventory** | 1,091 | **953** | - 12.6% | -- | -- | -- |

*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

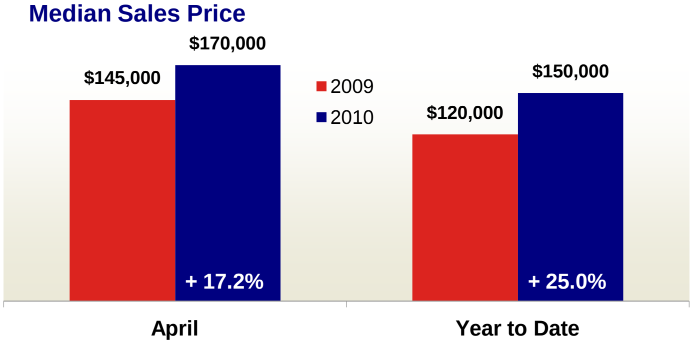
## Activity—Most Recent Month



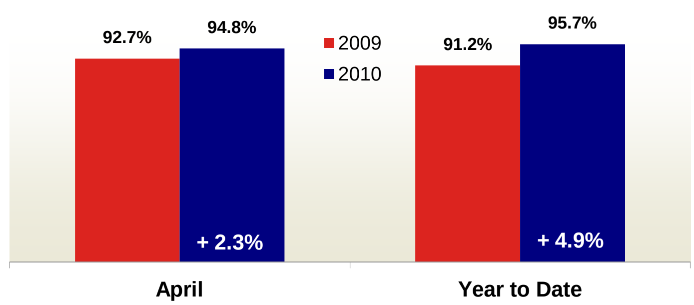

## Activity—Year to Date



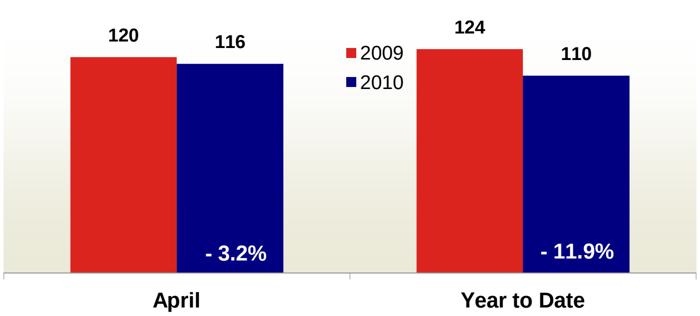

## Median Sales Price



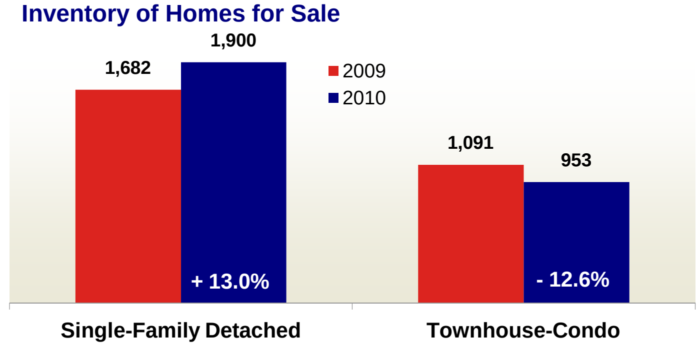

## Percent of Original List Price Received




## 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.

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| | New Listings | | | | | | Closed Sales | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Apr 2009** | **Apr 2010** | Change | **YTD 2009** | **YTD 2010** | Change | **Apr 2009** | **Apr 2010** | Change | **YTD 2009** | **YTD 2010** | Change |
| **Camden** | 121 | **161** | + 33.1% | 462 | **539** | + 16.7% | 71 | **73** | + 2.8% | 297 | **233** | - 21.5% |
| **Downtown Minneapolis** | 152 | **130** | - 14.5% | 543 | **537** | - 1.1% | 68 | **56** | - 17.6% | 166 | **140** | - 15.7% |
| **Longfellow** | 60 | **77** | + 28.3% | 205 | **244** | + 19.0% | 40 | **38** | - 5.0% | 101 | **99** | - 2.0% |
| **Nokomis** | 130 | **196** | + 50.8% | 423 | **630** | + 48.9% | 64 | **81** | + 26.6% | 181 | **206** | + 13.8% |
| **North** | 85 | **106** | + 24.7% | 327 | **355** | + 8.6% | 59 | **45** | - 23.7% | 221 | **163** | - 26.2% |
| **Northeast** | 71 | **106** | + 49.3% | 270 | **353** | + 30.7% | 33 | **45** | + 36.4% | 131 | **117** | - 10.7% |
| **Phillips** | 19 | **31** | + 63.2% | 81 | **89** | + 9.9% | 14 | **7** | - 50.0% | 50 | **37** | - 26.0% |
| **Powderhorn** | 47 | **86** | + 83.0% | 251 | **281** | + 12.0% | 57 | **36** | - 36.8% | 153 | **111** | - 27.5% |
| **Southwest** | 113 | **184** | + 62.8% | 428 | **597** | + 39.5% | 58 | **53** | - 8.6% | 165 | **155** | - 6.1% |
| **University Area** | 28 | **30** | + 7.1% | 87 | **94** | + 8.0% | 10 | **15** | + 50.0% | 28 | **28** | - 0.0% |
| **Uptown-Lakes** | 93 | **101** | + 8.6% | 389 | **409** | + 5.1% | 23 | **36** | + 56.5% | 78 | **96** | + 23.1% |

| | Median Sales Price | | | | | | Percent of Original List Price Received | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Apr 2009** | **Apr 2010** | Change | **YTD 2009** | **YTD 2010** | Change | **Apr 2009** | **Apr 2010** | Change | **YTD 2009** | **YTD 2010** | Change |
| **Camden** | $35,000 | **$90,400** | + 158.3% | $37,600 | **$77,619** | + 106.4% | 98.5% | **94.0%** | - 4.6% | 91.0% | **95.7%** | + 5.1% |
| **Downtown Minneapolis** | $282,000 | **$222,500** | - 21.1% | $275,000 | **$229,950** | - 16.4% | 95.9% | **91.6%** | - 4.5% | 94.6% | **93.0%** | - 1.7% |
| **Longfellow** | $148,500 | **$176,075** | + 18.6% | $156,500 | **$165,000** | + 5.4% | 94.9% | **96.2%** | + 1.4% | 93.9% | **96.8%** | + 3.1% |
| **Nokomis** | $173,550 | **$206,000** | + 18.7% | $175,000 | **$198,000** | + 13.1% | 92.9% | **95.9%** | + 3.3% | 92.4% | **96.4%** | + 4.3% |
| **North** | $23,655 | **$64,150** | + 171.2% | $28,500 | **$59,950** | + 110.4% | 90.3% | **91.9%** | + 1.8% | 90.1% | **99.2%** | + 10.2% |
| **Northeast** | $114,000 | **$167,500** | + 46.9% | $140,000 | **$153,900** | + 9.9% | 88.0% | **97.1%** | + 10.4% | 90.4% | **96.2%** | + 6.5% |
| **Phillips** | $45,100 | **$125,000** | + 177.2% | $78,650 | **$104,250** | + 32.5% | 77.7% | **100.2%** | + 28.8% | 86.7% | **97.4%** | + 12.4% |
| **Powderhorn** | $81,500 | **$142,500** | + 74.8% | $85,000 | **$121,250** | + 42.6% | 88.4% | **96.0%** | + 8.6% | 87.9% | **96.2%** | + 9.3% |
| **Southwest** | $242,450 | **$315,000** | + 29.9% | $250,000 | **$281,000** | + 12.4% | 94.0% | **93.4%** | - 0.6% | 92.2% | **93.0%** | + 0.9% |
| **University Area** | $215,500 | **$199,000** | - 7.7% | $204,500 | **$190,500** | - 6.8% | 89.2% | **95.1%** | + 6.6% | 87.1% | **91.0%** | + 4.4% |
| **Uptown-Lakes** | $232,000 | **$254,975** | + 9.9% | $230,950 | **$221,200** | - 4.2% | 85.7% | **98.1%** | + 14.5% | 89.8% | **94.9%** | + 5.7% |

| | Average Days on Market Until Sale | | | | | | Single-Family Detached Inventory | | | Townhouse-Condo Inventory | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Apr 2009** | **Apr 2010** | Change | **YTD 2008** | **YTD 2009** | Change | **Apr 2009** | **Apr 2010** | Change | **Apr 2009** | **Apr 2010** | Change |
| **Camden** | 99 | **105** | + 6.1% | 104 | **95** | - 8.7% | 312 | **335** | + 7.4% | 17 | **6** | - 64.7% |
| **Downtown Minneapolis** | 88 | **137** | + 55.9% | 107 | **157** | + 45.9% | 3 | **3** | - 0.0% | 525 | **470** | - 10.5% |
| **Longfellow** | 98 | **80** | - 19.1% | 104 | **83** | - 20.6% | 100 | **116** | + 16.0% | 1 | **7** | + 600.0% |
| **Nokomis** | 117 | **95** | - 18.9% | 116 | **96** | - 17.4% | 236 | **361** | + 53.0% | 34 | **31** | - 8.8% |
| **North** | 135 | **125** | - 7.5% | 118 | **91** | - 23.3% | 241 | **180** | - 25.3% | 9 | **9** | - 0.0% |
| **Northeast** | 137 | **86** | - 37.0% | 136 | **77** | - 43.3% | 156 | **180** | + 15.4% | 49 | **41** | - 16.3% |
| **Phillips** | 167 | **160** | - 3.9% | 185 | **144** | - 22.1% | 37 | **27** | - 27.0% | 43 | **28** | - 34.9% |
| **Powderhorn** | 166 | **72** | - 56.8% | 166 | **93** | - 43.9% | 138 | **143** | + 3.6% | 50 | **35** | - 30.0% |
| **Southwest** | 107 | **164** | + 53.6% | 115 | **143** | + 24.4% | 269 | **353** | + 31.2% | 40 | **59** | + 47.5% |
| **University Area** | 147 | **159** | + 8.6% | 164 | **163** | - 0.6% | 36 | **32** | - 11.1% | 57 | **31** | - 45.6% |
| **Uptown-Lakes** | 141 | **171** | + 20.8% | 167 | **146** | - 12.4% | 149 | **171** | + 14.8% | 267 | **237** | - 11.2% |

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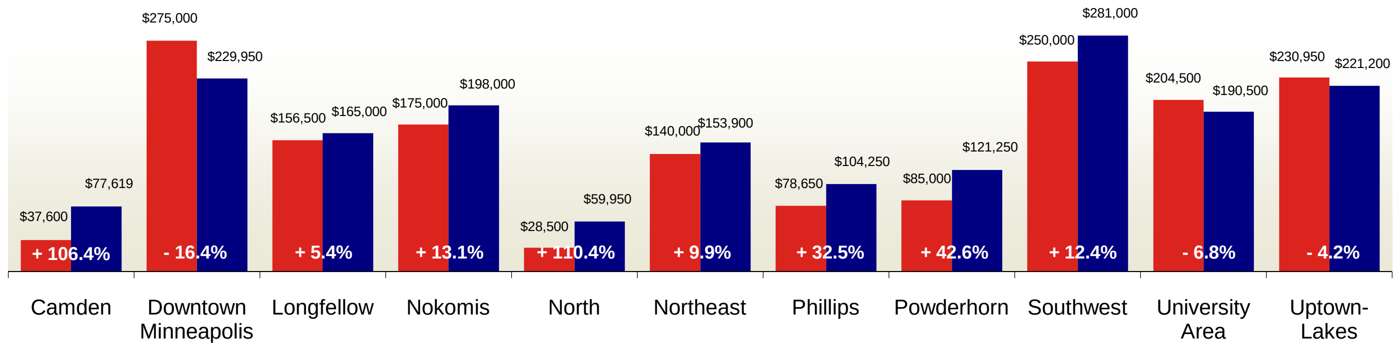
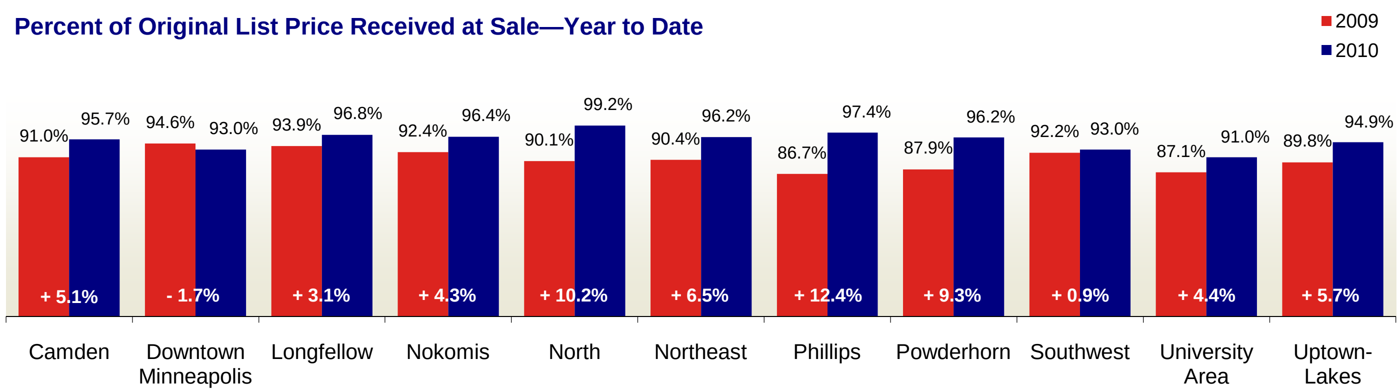
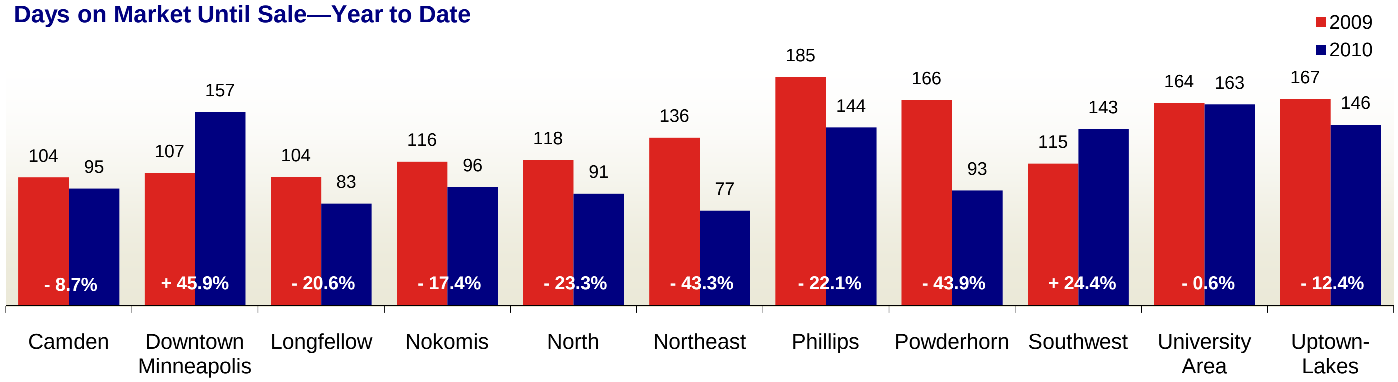
## Median Sales Price—Year to Date




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




## Days on Market Until Sale—Year to Date




## Current Inventory