Local Market Update – August 2012

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

MINNEAPOLIS AREA Association of REALTORS®

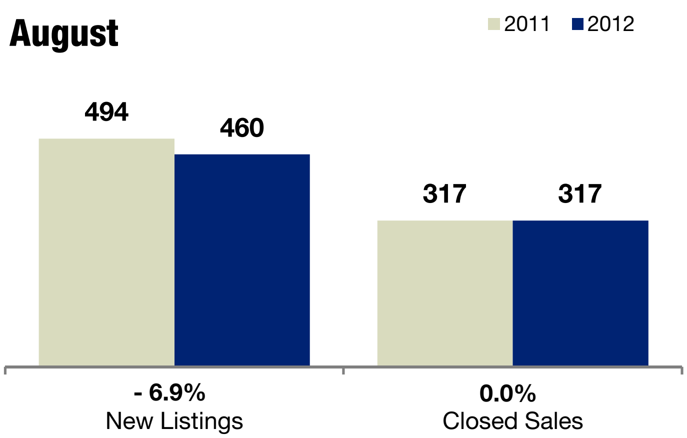
Saint Paul

- 6.9%	0.0%	+ 26.2%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

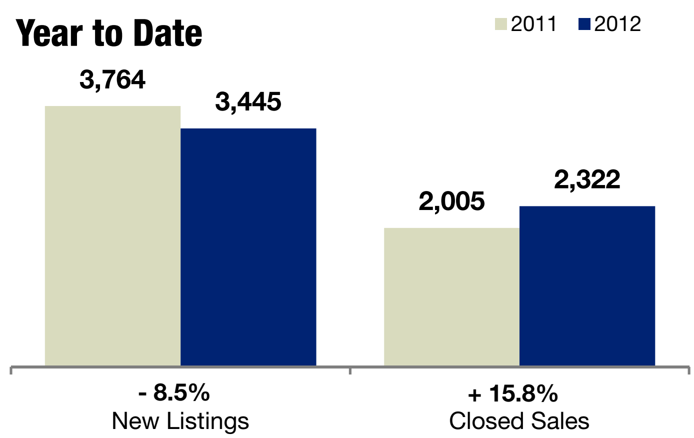
	August			Year to Date		
	2011	**2012**	**+ / –**	**2011**	**2012**	**+ / –**
New Listings	494	**460**	- 6.9%	3,764	**3,445**	- 8.5%
Closed Sales	317	**317**	0.0%	2,005	**2,322**	+ 15.8%
Median Sales Price*	$102,000	**$128,750**	+ 26.2%	$103,000	**$119,600**	+ 16.1%
Average Sales Price*	$137,673	**$163,499**	+ 18.8%	$138,955	**$150,316**	+ 8.2%
Price Per Square Foot*	$82	**$99**	+ 21.0%	$85	**$92**	+ 8.0%
Percent of Original List Price Received*	89.0%	**94.2%**	+ 5.9%	89.5%	**92.8%**	+ 3.7%
Days on Market Until Sale	136	**95**	- 30.0%	137	**124**	- 9.6%
Inventory of Homes for Sale	1,679	**1,223**	- 27.2%	--	--	--
Months Supply of Inventory	7.0	**4.3**	- 38.1%	--	--	--

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

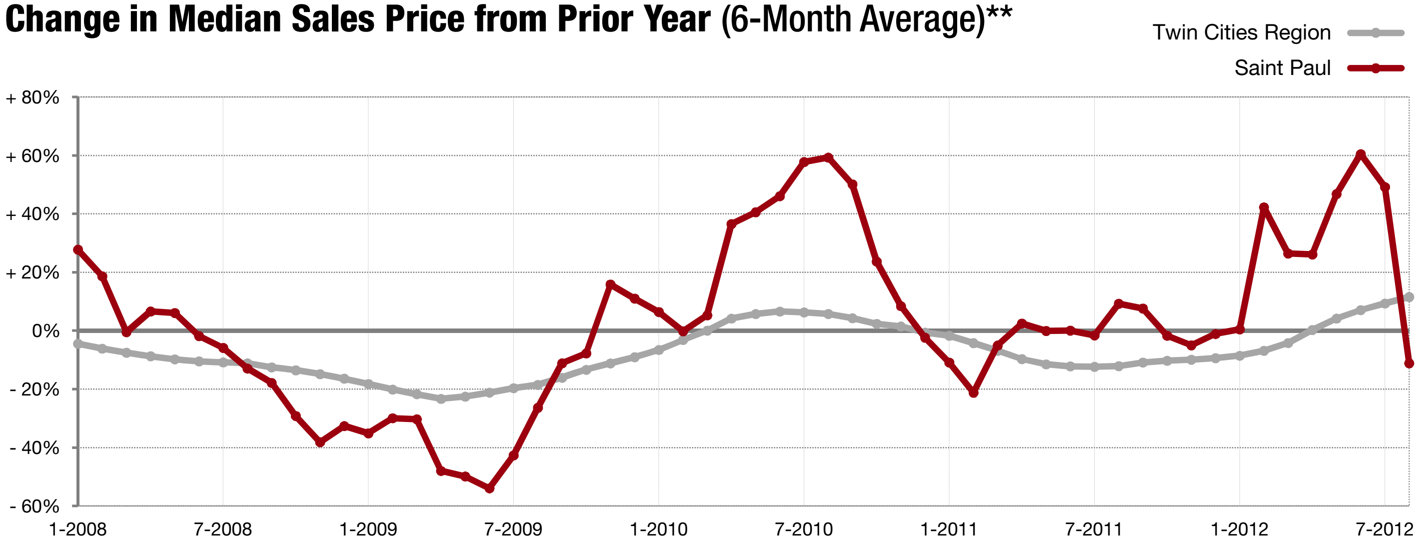
August



Year to Date



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



** 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. | All data comes from the Regional Multiple Listing Service, Inc. | Powered by 10K Research and Marketing. | Sponsored by Royal Credit Union www.rcu.org

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New Listings

	8-2011	8-2012	+ / –	YTD 2011	YTD 2012	+ / –
Battle Creek - Highwood	38	33	- 13.2%	288	258	- 10.4%
Como Park	16	20	+ 25.0%	146	145	- 0.7%
Dayton's Bluff	45	25	- 44.4%	248	208	- 16.1%
Downtown – St Paul	10	12	+ 20.0%	133	133	0.0%
Greater East Side	58	65	+ 12.1%	473	382	- 19.2%
Hamline-Midway	17	15	- 11.8%	152	121	- 20.4%
Highland Park	43	42	- 2.3%	342	343	+ 0.3%
Lexington-Hamline	20	16	- 20.0%	157	172	+ 9.6%
Macalester-Groveland	29	31	+ 6.9%	241	273	+ 13.3%
North End / South Como	21	21	0.0%	176	211	+ 19.9%
Payne-Phalen	48	45	- 6.3%	385	309	- 19.7%
St. Anthony Park	5	8	+ 60.0%	63	70	+ 11.1%
Summit Hill	10	17	+ 70.0%	89	108	+ 21.3%
Summit-University	29	22	- 24.1%	204	164	- 19.6%
Thomas-Dale	21	20	- 4.8%	131	118	- 9.9%
West Seventh	23	18	- 21.7%	172	162	- 5.8%
West Side	30	29	- 3.3%	202	195	- 3.5%

Closed Sales

	8-2011	8-2012	+ / –	YTD 2011	YTD 2012	+ / –
Battle Creek - Highwood	37	26	- 29.7%	168	165	- 1.8%
Como Park	14	16	+ 14.3%	79	116	+ 46.8%
Dayton's Bluff	17	23	+ 35.3%	140	147	+ 5.0%
Downtown – St Paul	6	7	+ 16.7%	68	76	+ 11.8%
Greater East Side	46	28	- 39.1%	276	272	- 1.4%
Hamline-Midway	8	13	+ 62.5%	87	98	+ 12.6%
Highland Park	27	30	+ 11.1%	155	212	+ 36.8%
Lexington-Hamline	14	13	- 7.1%	86	104	+ 20.9%
Macalester-Groveland	18	25	+ 38.9%	157	188	+ 19.7%
North End / South Como	20	16	- 20.0%	99	118	+ 19.2%
Payne-Phalen	36	33	- 8.3%	233	228	- 2.1%
St. Anthony Park	4	6	+ 50.0%	31	42	+ 35.5%
Summit Hill	4	7	+ 75.0%	36	53	+ 47.2%
Summit-University	21	12	- 42.9%	101	98	- 3.0%
Thomas-Dale	9	19	+ 111.1%	74	86	+ 16.2%
West Seventh	17	16	- 5.9%	80	107	+ 33.8%
West Side	10	13	+ 30.0%	88	116	+ 31.8%

Median Sales Price

	8-2011	8-2012	+ / –	YTD 2011	YTD 2012	+ / –
Battle Creek - Highwood	$89,900	$132,350	+ 47.2%	$90,000	$110,000	+ 22.2%
Como Park	$141,500	$149,750	+ 5.8%	$147,500	$166,950	+ 13.2%
Dayton's Bluff	$40,405	$56,000	+ 38.6%	$47,200	$55,000	+ 16.5%
Downtown – St Paul	$107,200	$178,000	+ 66.0%	$131,050	$133,195	+ 1.6%
Greater East Side	$92,500	$86,500	- 6.5%	$84,950	$85,000	+ 0.1%
Hamline-Midway	$102,000	$129,900	+ 27.4%	$102,000	$126,350	+ 23.9%
Highland Park	$210,000	$227,500	+ 8.3%	$233,000	$225,000	- 3.4%
Lexington-Hamline	$186,000	$334,750	+ 80.0%	$205,000	$227,000	+ 10.7%
Macalester-Groveland	$207,950	$269,000	+ 29.4%	$230,000	$235,000	+ 2.2%
North End / South Como	$117,250	$102,500	- 12.6%	$113,000	$112,200	- 0.7%
Payne-Phalen	$70,250	$97,900	+ 39.4%	$65,000	$80,500	+ 23.8%
St. Anthony Park	$332,101	$227,000	- 31.6%	$186,750	$208,500	+ 11.6%
Summit Hill	$405,000	$206,000	- 49.1%	$340,000	$289,500	- 14.9%
Summit-University	$135,000	$210,000	+ 55.6%	$130,000	$145,000	+ 11.5%
Thomas-Dale	$47,100	$70,000	+ 48.6%	$44,000	$50,000	+ 13.6%
West Seventh	$79,900	$138,000	+ 72.7%	$99,000	$122,000	+ 23.2%
West Side	$109,000	$125,000	+ 14.7%	$79,575	$79,450	- 0.2%

Days on Market Until Sale

	8-2011	8-2012	+ / –	YTD 2011	YTD 2012	+ / –
Battle Creek - Highwood	158	118	- 25.6%	133	132	- 1.2%
Como Park	91	145	+ 58.8%	142	156	+ 9.8%
Dayton's Bluff	116	108	- 6.1%	132	127	- 3.3%
Downtown – St Paul	260	64	- 75.5%	258	180	- 30.2%
Greater East Side	136	85	- 37.2%	119	113	- 5.2%
Hamline-Midway	153	76	- 50.3%	113	109	- 4.1%
Highland Park	119	85	- 28.2%	142	122	- 14.1%
Lexington-Hamline	113	112	- 0.6%	147	117	- 20.2%
Macalester-Groveland	108	53	- 50.6%	106	95	- 10.5%
North End / South Como	67	129	+ 94.6%	114	114	- 0.2%
Payne-Phalen	143	85	- 40.4%	142	120	- 15.3%
St. Anthony Park	139	110	- 21.2%	140	111	- 20.9%
Summit Hill	93	66	- 28.6%	146	160	+ 10.0%
Summit-University	168	124	- 26.0%	144	152	+ 5.5%
Thomas-Dale	188	64	- 65.9%	124	99	- 20.3%
West Seventh	103	121	+ 16.9%	144	142	- 1.1%
West Side	104	106	+ 2.4%	155	115	- 25.5%

Pct. Of Original Price Received

	8-2011	8-2012	+ / –	YTD 2011	YTD 2012	+ / –
Battle Creek - Highwood	86.3%	96.3%	+ 11.6%	90.1%	94.1%	+ 4.4%
Como Park	93.4%	94.2%	+ 0.8%	89.0%	91.9%	+ 3.3%
Dayton's Bluff	92.8%	95.3%	+ 2.7%	88.6%	92.7%	+ 4.6%
Downtown – St Paul	95.4%	93.9%	- 1.5%	87.4%	88.9%	+ 1.7%
Greater East Side	88.6%	92.6%	+ 4.6%	89.1%	92.5%	+ 3.8%
Hamline-Midway	86.5%	95.7%	+ 10.6%	91.2%	94.1%	+ 3.1%
Highland Park	92.2%	95.7%	+ 3.8%	91.7%	93.7%	+ 2.2%
Lexington-Hamline	91.7%	93.9%	+ 2.5%	92.0%	92.7%	+ 0.7%
Macalester-Groveland	90.6%	96.0%	+ 6.0%	92.3%	94.3%	+ 2.2%
North End / South Como	91.7%	95.6%	+ 4.2%	90.7%	93.4%	+ 3.0%
Payne-Phalen	86.4%	94.7%	+ 9.6%	87.4%	91.8%	+ 5.0%
St. Anthony Park	99.6%	92.3%	- 7.3%	90.2%	93.6%	+ 3.7%
Summit Hill	81.6%	94.5%	+ 15.8%	90.1%	93.8%	+ 4.1%
Summit-University	87.4%	92.8%	+ 6.1%	89.4%	88.6%	- 0.8%
Thomas-Dale	87.7%	91.0%	+ 3.7%	86.8%	94.7%	+ 9.1%
West Seventh	83.7%	92.9%	+ 11.0%	87.2%	93.1%	+ 6.8%
West Side	94.2%	97.2%	+ 3.1%	88.6%	92.9%	+ 4.8%

Inventory / Months Supply

	Inventory 8-2011	Inventory 8-2012	Inventory + / –	Months Supply 8-2011	Months Supply 8-2012	Months Supply + / –
Battle Creek - Highwood	120	82	- 31.7%	6.0	3.7	- 38.8%
Como Park	68	52	- 23.5%	7.3	3.9	- 46.5%
Dayton's Bluff	125	71	- 43.2%	7.4	3.9	- 47.1%
Downtown – St Paul	96	67	- 30.2%	12.0	7.1	- 41.2%
Greater East Side	183	132	- 27.9%	5.5	3.7	- 33.4%
Hamline-Midway	56	35	- 37.5%	5.8	3.1	- 46.8%
Highland Park	150	100	- 33.3%	7.4	3.9	- 47.1%
Lexington-Hamline	66	64	- 3.0%	7.2	5.3	- 25.9%
Macalester-Groveland	84	77	- 8.3%	4.8	3.7	- 23.4%
North End / South Como	82	98	+ 19.5%	6.9	6.6	- 4.7%
Payne-Phalen	144	124	- 13.9%	4.8	4.5	- 6.0%
St. Anthony Park	30	24	- 20.0%	7.2	5.5	- 22.8%
Summit Hill	57	60	+ 5.3%	14.0	10.6	- 24.1%
Summit-University	108	78	- 27.8%	9.1	6.5	- 28.8%
Thomas-Dale	56	36	- 35.7%	6.7	3.4	- 49.8%
West Seventh	81	57	- 29.6%	8.7	4.5	- 48.5%
West Side	105	79	- 24.8%	9.8	5.2	- 47.7%