

# Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE SAINT PAUL AREA ASSOCIATION OF REALTORS®



## Oakdale

**+ 28.8%**

Change in  
New Listings

**+ 42.2%**

Change in  
Closed Sales

**+ 35.7%**

Change in  
Median Sales Price

	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
New Listings	52	67	+ 28.8%	406	482	+ 18.7%
Closed Sales	45	64	+ 42.2%	317	379	+ 19.6%
Median Sales Price*	\$169,500	\$229,950	+ 35.7%	\$191,500	\$210,625	+ 10.0%
Average Sales Price*	\$193,613	\$230,576	+ 19.1%	\$196,070	\$209,774	+ 7.0%
Price Per Square Foot*	\$115	\$128	+ 12.1%	\$112	\$119	+ 6.3%
Percent of Original List Price Received*	98.8%	97.9%	-0.9%	97.7%	98.0%	+ 0.3%
Days on Market Until Sale	45	47	+ 4.4%	70	50	-28.6%
Inventory of Homes for Sale	100	89	-11.0%	--	--	--
Months Supply of Inventory	2.6	1.9	-26.9%	--	--	--

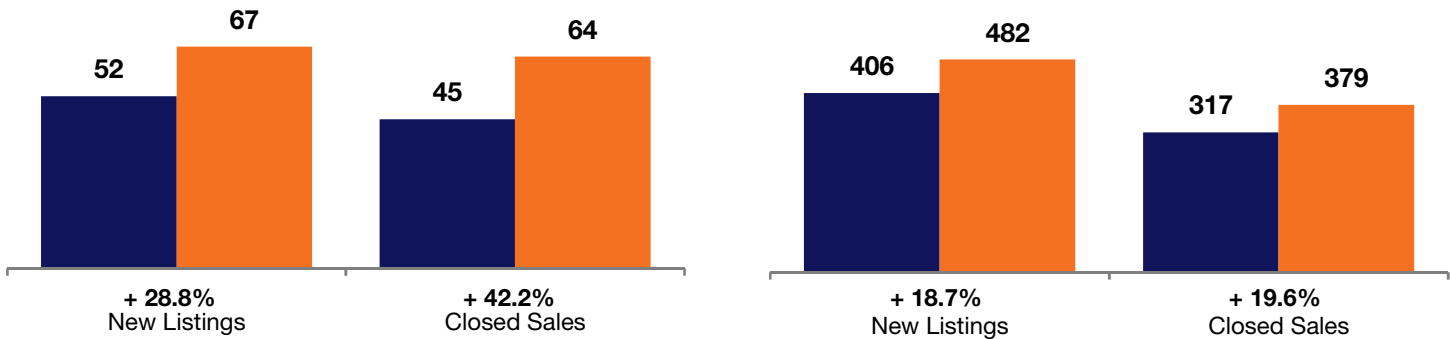
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

■ 2015 ■ 2016

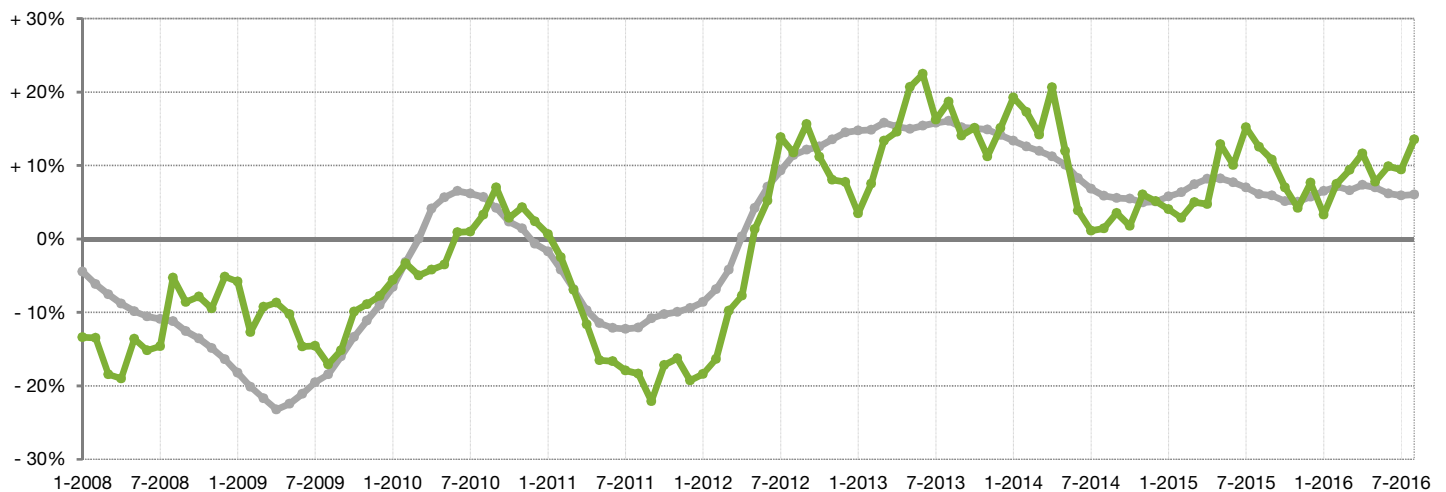
### Year to Date

■ 2015 ■ 2016



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

Twin Cities Region — Grey line  
Oakdale — Green line



\*\* 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 from NorthstarMLS. | Powered by ShowingTime 10K.