

Local Market Update – August 2016

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



- 16.7%

+ 15.0%

+ 11.6%

Change in
New Listings

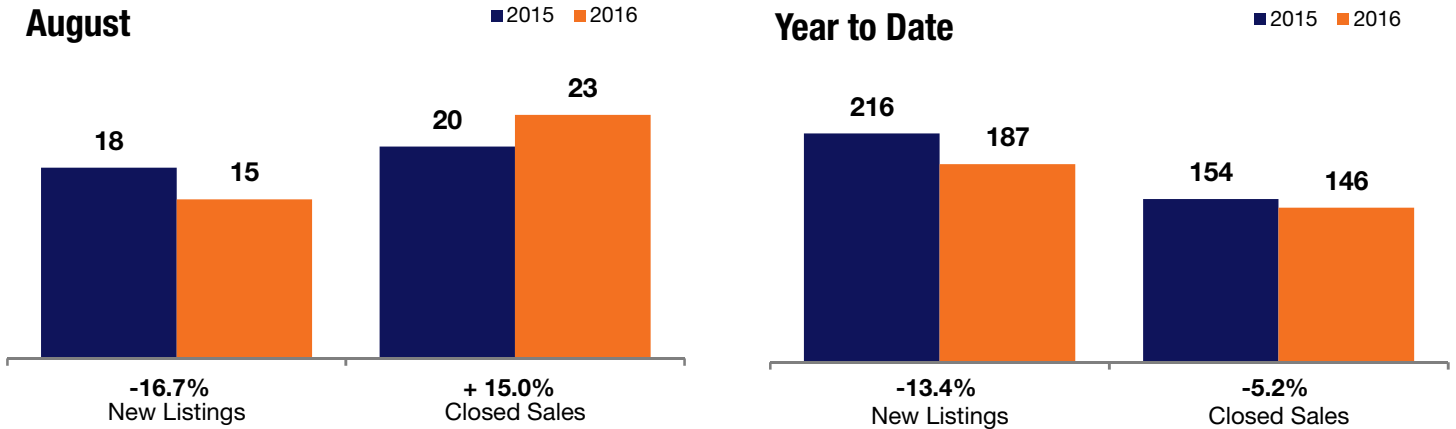
Change in
Closed Sales

Change in
Median Sales Price

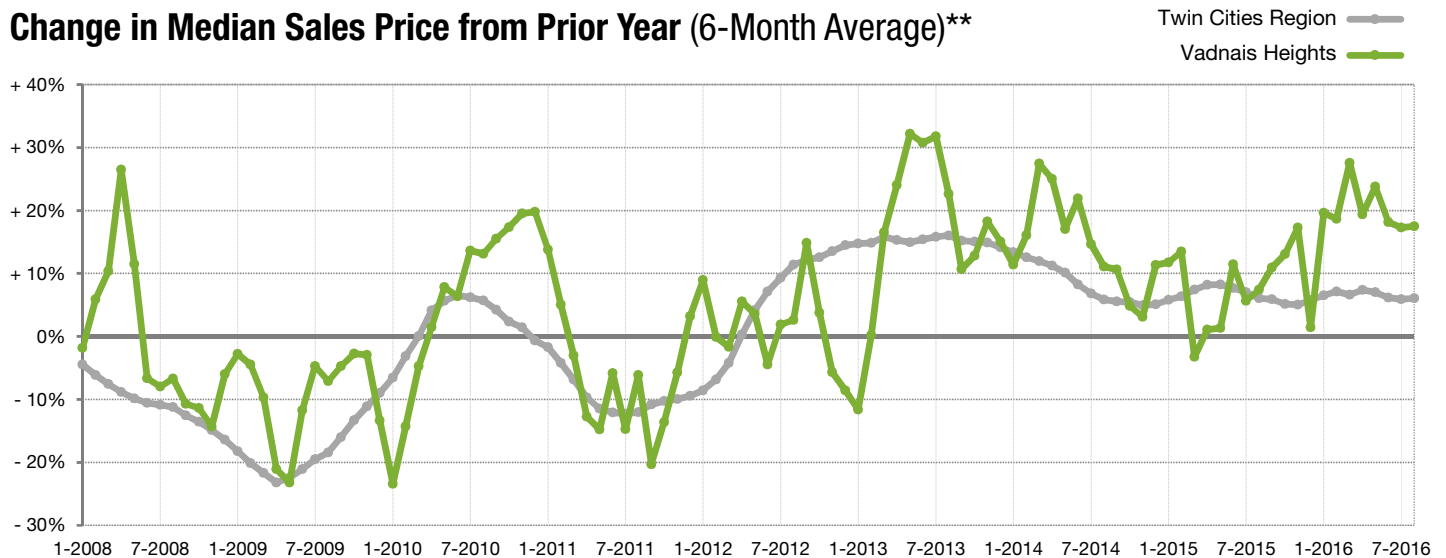
Vadnais Heights

	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
New Listings	18	15	-16.7%	216	187	-13.4%
Closed Sales	20	23	+ 15.0%	154	146	-5.2%
Median Sales Price*	\$207,500	\$231,500	+ 11.6%	\$176,500	\$225,000	+ 27.5%
Average Sales Price*	\$237,935	\$249,087	+ 4.7%	\$206,190	\$233,940	+ 13.5%
Price Per Square Foot*	\$124	\$122	-1.6%	\$115	\$124	+ 7.9%
Percent of Original List Price Received*	96.0%	96.8%	+ 0.8%	95.3%	98.1%	+ 2.9%
Days on Market Until Sale	49	60	+ 22.4%	72	62	-13.9%
Inventory of Homes for Sale	46	40	-13.0%	--	--	--
Months Supply of Inventory	2.6	2.3	-11.5%	--	--	--

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



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 from NorthstarMLS. | Powered by ShowingTime 10K.