

Twin Cities Housing Market Annual Report

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



MINNEAPOLIS AREA Association
of **REALTORS**®

2010

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As the first decade of the 21st century limps into the history books, it's time to look back and take stock. When the residue settled after the housing bubble burst, we collectively discovered Sir Isaac Newton was correct – for every action there is an equal and opposite reaction. While it's his third law of motion, it might as well be the first law of housing market incentives. The moment the first-time home buyer tax credit evaporated, there was no stimulus to anchor housing demand. The credit shifted the typical summer and fall buying season into spring, creating a textbook case of “displaced demand.”

Persistent economic headwinds and a sluggish labor market couldn't drive population growth or new household formations. Most first-time home buyers bought during the 2009 or 2010 credit periods and consumer confidence wasn't sufficient to motivate enough move-up buyers to stabilize demand. Despite 2010 being one of the most tumultuous years since the 2007 recession, the worst is likely behind us. If 2010 could be described in five phrases, they would be: tax credit, no tax credit, historically low mortgage rates, record-high affordability and a sloth-like economic recovery.

Listings There were 82,127 new homes introduced to the marketplace in 2010, down a modest 1.4 percent from 2009 levels. Sellers can expect some additional challenges in early 2011, particularly in areas with a high share of properties that are in financial distress. These attractive alternatives will continue to lure buyers who are shopping in the areas where they're most prevalent. Buyers are looking for quality and value; sellers facing competition will have to offer one or the other, if not both. Motivated sellers will need to seriously evaluate their pricing strategy before considering other concessions to charm buyers. For 2011, anticipate listings to approach 85,000 homes.

Closings Sales volumes likely hit their trough in 2010. The 37,608 closings for the year were down 16.8 percent from 2009 but saw a less dramatic 3.8 percent drop from 2008. We'll struggle to clear the high water mark set during the spring 2010 tax credit, but we should finish stronger in 2011 than we did in 2010. Don't expect a magical resurgence in purchase activity without greater household financial security and consumer confidence, but sales should reach 40,000 units in 2011.

Prices After cresting in 2006 at \$230,000, the 2010 median sales price of \$169,900 was 2.3 percent above 2009. This represents the first annual price gain in four years. From peak to valley, prices reset downward about 28.0 percent to hit bottom in 2009. Those measuring market vitality by median sales price should be aware of its inputs. Higher volumes of distressed sales will exert downward pressure on prices; so will oversupply issues as measured by absorption rates above six months.

The product mix effect also plays a key role; younger buyers were looking for bargain-priced homes with mortgages commensurate with rent. This meant that more homes sold at lower price points than has historically been the case. Lastly, a stronger labor market drives new household formations, encourages move-up buyers and entices renters into ownership positions. 2011 should come with another slight price boost to around \$175,000.

Foreclosures Two obstacles in the way of a full housing recovery are foreclosures and short sales. Nationally, some estimate as many as one in four homeowners have negative equity. Many homeowners won't be back in positive equity territory until 2015 or later. This means that foreclosures will continue to be a part of the landscape for some time. Bank moratoria will only delay this. The foreclosure epidemic peaked in 2009 when more than 43 percent, or about two of five sales, were lender mediated. The foreclosure rate in 2010 improved slightly, dropping to 40 percent. Excluding seasonal fluctuations, expect a continuation of this steady decline. Barring increased investor speculation, we should drop below a 40 percent distressed sales rate in 2011, or less than two in five sales.

For qualified buyers, it is still an ideal time to purchase a home – perhaps even more so than during the tax credit period. Low prices, low interest rates, high supply and strong negotiating leverage have combined to create one of the most attractive buying environments in generations. In its entirety, 2010 shed light on some of the persistent challenges to a full housing market recovery, but leading indicators suggest reason for optimism in the latter half of 2011. With 2010 a fading mirage off our stern, smoother waters lie ahead.

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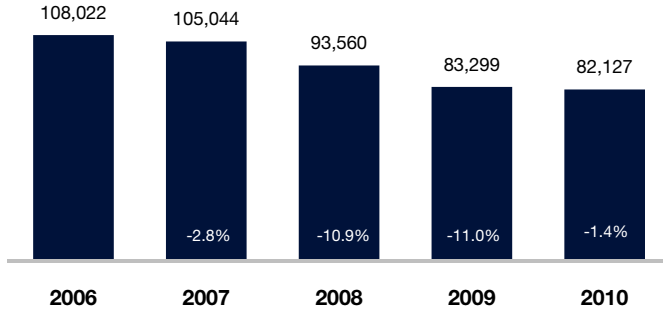
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Quick Facts for the 13-County Metro Area

New Listings



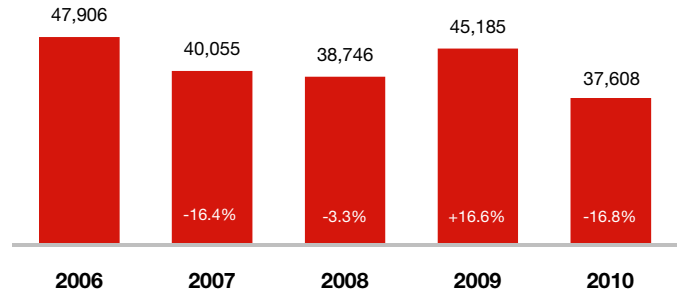
Top 5 MLS Areas: Change in New Listings from 2009

361 - Crystal	+ 17.1%
368 - Hennepin-Northwest	+ 16.8%
373 - Golden Valley	+ 16.4%
398 - Victoria	+ 15.7%
752 - SP-Highland Area	+ 13.9%

Bottom 5 MLS Areas: Change in New Listings from 2009

772 - Lexington/Circle Pines	- 13.5%
754 - Big Lake Township	- 13.5%
728 - SP-Riverview/Cherokee	- 15.5%
618 - Eastern Dakota County	- 30.0%
628 - Southern Dakota County	- 33.9%

Closed Sales



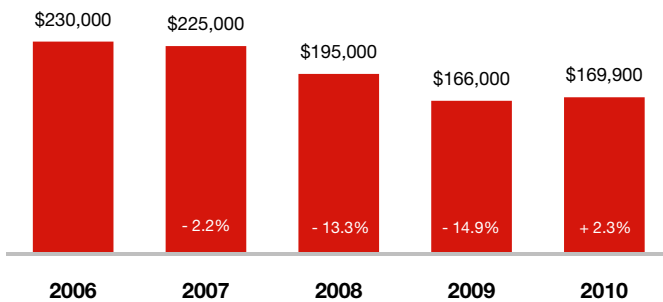
Top 5 MLS Areas: Change in Home Sales from 2009

398 - Victoria	+ 35.9%
618 - Eastern Dakota County	+ 17.6%
628 - Southern Dakota County	+ 11.8%
706 - North Central Suburban	+ 5.0%
381 - Lake Minnetonka	+ 4.7%

Bottom 5 MLS Areas: Change in Home Sales from 2009

378 - Richfield	- 35.8%
742 - SP-Central	- 36.0%
754 - Big Lake Township	- 36.8%
728 - SP-Riverview/Cherokee	- 37.6%
308 - MPLS - Powderhorn	- 42.8%

Median Sales Price



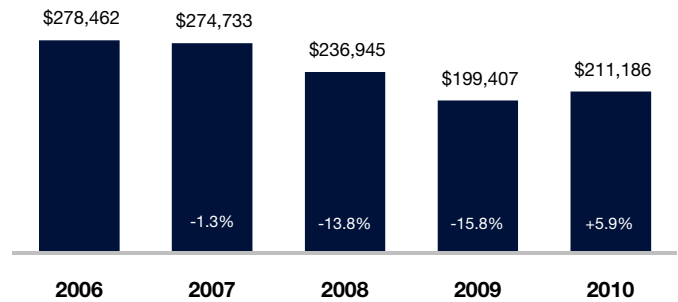
Top 5 MLS Areas: Change in Median Sales Price from 2009

305 - MPLS - North	+ 41.8%
301 - MPLS - Camden	+ 37.8%
307 - MPLS - Phillips	+ 24.7%
363 - Brooklyn Center	+ 22.2%
738 - SP-Home Croft/W 7Th	+ 20.6%

Bottom 5 MLS Areas: Change in Median Sales Price from 2009

772 - Lexington/Circle Pines	- 11.0%
646 - Jordan	- 12.1%
710 - Northeast Anoka County	- 13.5%
618 - Eastern Dakota County	- 14.2%
784 - Northern Chisago County	- 16.2%

Average Sales Price



Top 5 MLS Areas: Change in Average Sales Price from 2009

305 - MPLS - North	+ 26.6%
721 - Lakeland/Afton/Denmark	+ 24.7%
301 - MPLS - Camden	+ 18.8%
300 - MPLS - Calhoun-Isles	+ 14.8%
398 - Victoria	+ 14.4%

Bottom 5 MLS Areas: Change in Average Sales Price from 2009

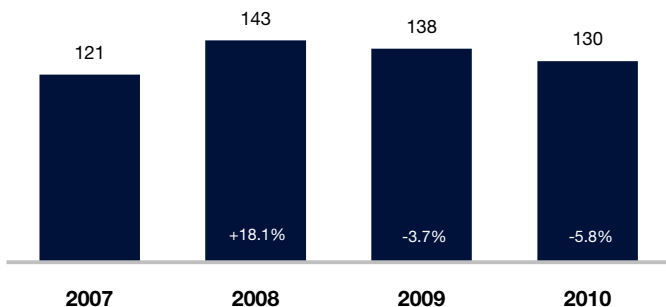
772 - Lexington/Circle Pines	- 7.5%
650 - Belle Plaine	- 8.2%
784 - Northern Chisago County	- 9.4%
741 - SP-Downtown Stp/Capital Hg	- 14.4%
710 - Northeast Anoka County	- 16.7%



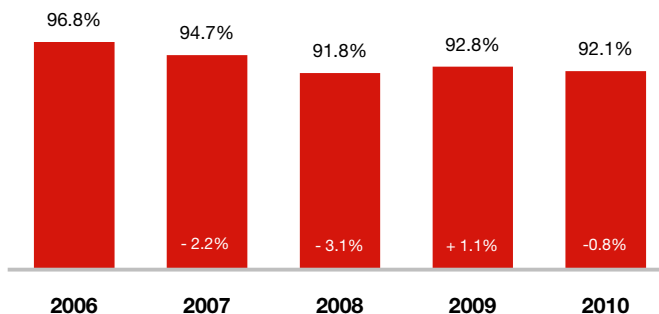


Quick Facts for the 13-County Metro Area (cont.)

Days on Market Until Sale



Percent of Original List Price Received



Top 5 MLS Areas: Shortest Days on Market Until Sale in 2010

303 - MPLS - Longfellow	74
306 - MPLS - Northeast	84
305 - MPLS - North	91
363 - Brooklyn Center	91
769 - Anoka	92

Bottom 5 MLS Areas: Longest Days on Market Until Sale in 2010

618 - Eastern Dakota County	222
628 - Southern Dakota County	212
784 - Northern Chisago County	207
741 - SP-Downtown Stp/Capital Hg	205
721 - Lakeland/Afton/Denmark	196

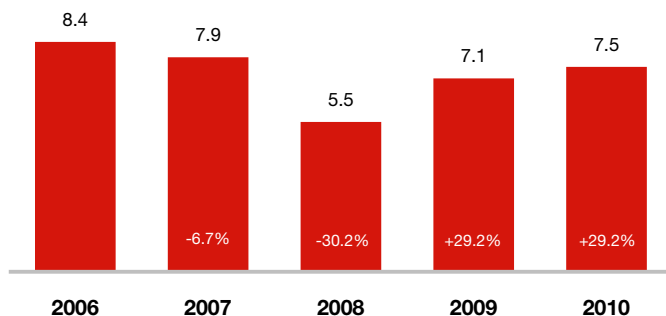
Top 5 MLS Areas: Percent Of Original Price Received in 2010

363 - Brooklyn Center	95.9%
303 - MPLS - Longfellow	95.3%
305 - MPLS - North	94.5%
742 - SP-Central	94.5%
307 - MPLS - Phillips	94.3%

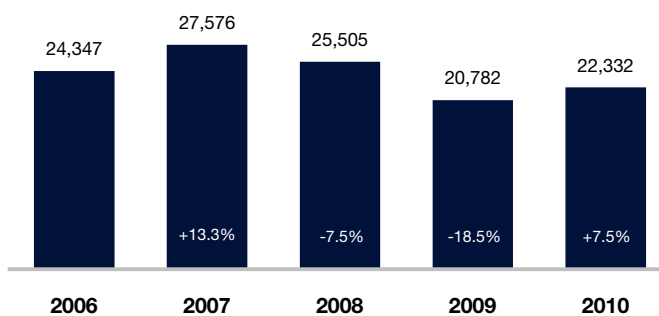
Bottom 5 MLS Areas: Percent Of Original Price Received in 2010

721 - Lakeland/Afton/Denmark	89.4%
784 - Northern Chisago County	88.8%
381 - Lake Minnetonka	88.5%
628 - Southern Dakota County	87.9%
618 - Eastern Dakota County	78.9%

Months Supply at Year End



Homes for Sale at Year End



Top 5 MLS Areas: Shortest Months Supply at Year End

618 - Eastern Dakota County	2.9
750 - SP-Mac/Groveland/River Road	4.0
386 - Hopkins	4.8
309 - MPLS - Southwest	4.8
628 - Southern Dakota County	4.9

Bottom 5 MLS Areas: Longest Months Supply at Year End

805 - Western Wisconsin	11.5
630 - Northfield	10.9
368 - Hennepin-Northwest	10.9
721 - Lakeland/Afton/Denmark	10.8
381 - Lake Minnetonka	10.6

Top 5 MLS Areas: Change in Homes for Sale from 2009

628 - Southern Dakota County	+ 68.8%
398 - Victoria	+ 35.7%
748 - SP-Town and Country/Merriam Park	+ 22.5%
702 - Falcon Hghts/Lauderdale/Rosedale	+ 18.3%
741 - SP-Downtown Stp/Capital Hg	+ 15.1%

Bottom 5 MLS Areas: Change in Homes for Sale from 2009

713 - Bethel	- 44.9%
363 - Brooklyn Center	- 45.5%
307 - MPLS - Phillips	- 46.5%
310 - MPLS - University	- 51.5%
308 - MPLS - Powderhorn	- 55.6%





Property Type Review

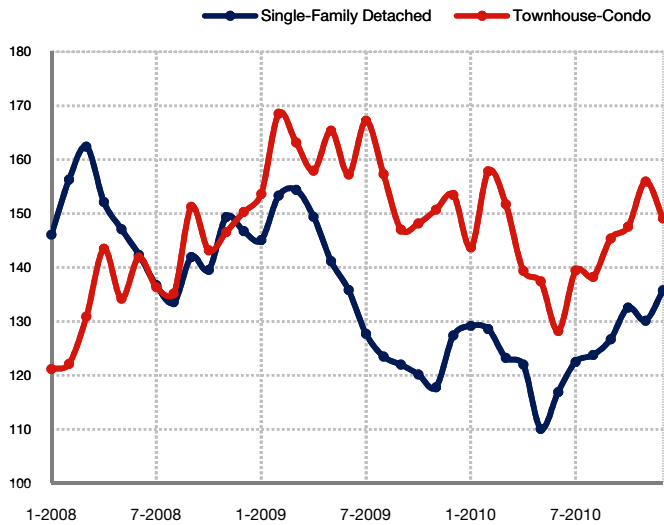
124

Days on Market Until Sale
Single-Family Detached

143

Days on Market Until Sale
Townhome-Condo

Days on Market Until Sale



Top 10 MLS Areas: Townhome-Condo Market Share

302 - MPLS - Central	99.1%
741 - SP-Downtown Stp/Capital Hg	97.2%
740 - SP-Crocus Hill	60.5%
300 - MPLS - Calhoun-Isles	57.2%
386 - Hopkins	53.7%
614 - Apple Valley	53.0%
610 - Eagan	47.6%
612 - Burnsville	47.2%
608 - Inver Grove Heights	46.8%
310 - MPLS - University	46.1%

Bottom 10 MLS Areas: Townhome-Condo Market Share

361 - Crystal	4.3%
303 - MPLS - Longfellow	3.7%
721 - Lakeland/Afton/Denmark	2.1%
305 - MPLS - North	2.1%
301 - MPLS - Camden	2.0%
628 - Southern Dakota County	1.8%
716 - SP-Hillcrest/Hazel Park/Dayton's Bluff	1.6%
618 - Eastern Dakota County	1.4%
710 - Northeast Anoka County	0.6%
713 - Bethel	0.3%

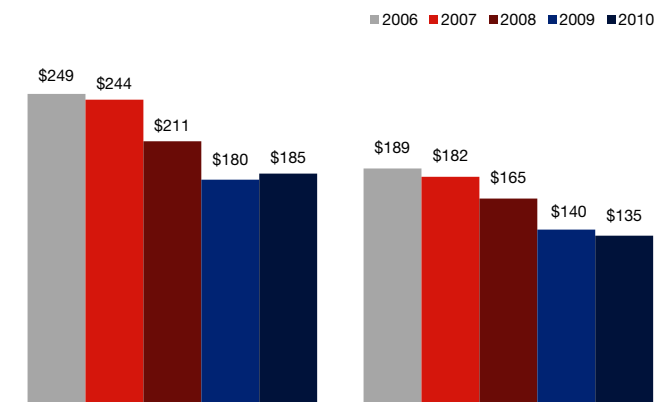
+ 2.8%

One-Year Change In Price
Single-Family Detached

- 3.5%

One-Year Change In Price
Townhome-Condo

Median Sales Price (in thousands)



Single-Family Detached

Townhome-Condo

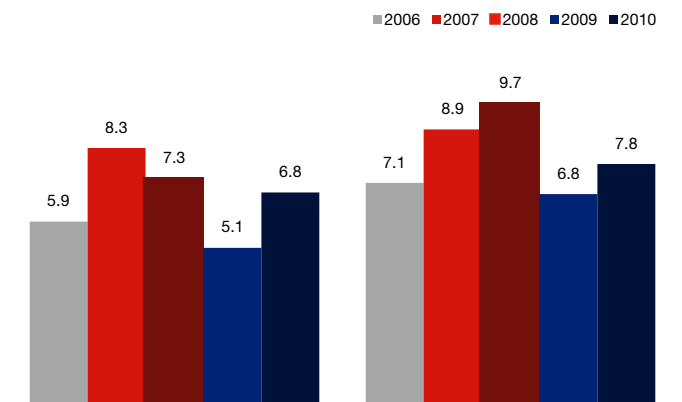
6.8

Year End Months Supply
Single-Family Detached

7.8

Year End Months Supply
Townhome-Condo

Year End Months Supply



Single-Family Detached

Townhome-Condo





New Construction Review

Jun '06

-4,719

Peak in Homes for Sale
New Construction

Drop in Inventory from Peak
New Construction

New Construction Homes for Sale



Top MLS Areas: New Construction Market Share

302 - MPLS - Central	38.8%
741 - SP-Downtown Stp/Capital Hg	32.5%
398 - Victoria	28.8%
307 - MPLS - Phillips	28.5%
341 - Wright County (Excluding Buffalo)	27.3%
760 - Ramsey	26.6%
705 - Lino Lakes/Hugo/Centerville	25.8%
650 - Belle Plaine	25.0%
394 - Carver County	24.6%
756 - Elk River	24.4%
367 - Hennepin-North	24.1%
310 - MPLS - University	23.4%
758 - Northwestern Anoka County	23.3%
754 - Big Lake Township	22.8%
646 - Jordan	22.7%
340 - Buffalo	22.3%
805 - Western Wisconsin	21.9%
630 - Northfield	21.4%
780 - Sherburne County	21.3%
397 - Chaska	20.1%
642 - Prior Lake	19.4%
709 - Forest Lake Area	19.1%
711 - Southern Chisago County	19.0%

8.3

7.0

Year End Months Supply
New Construction

Year End Months Supply
Previously Owned

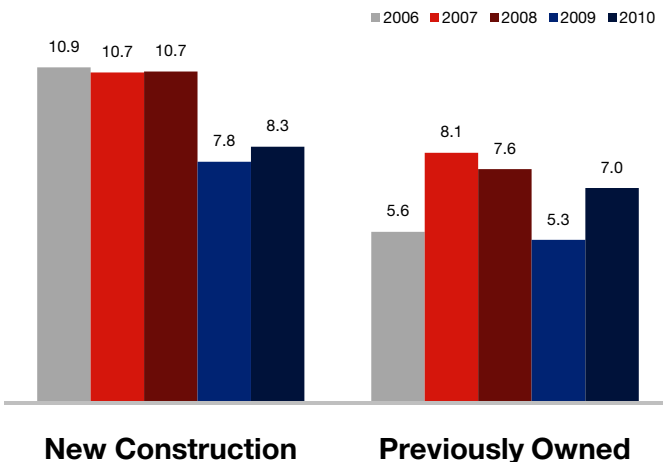
95.4%

92.4%

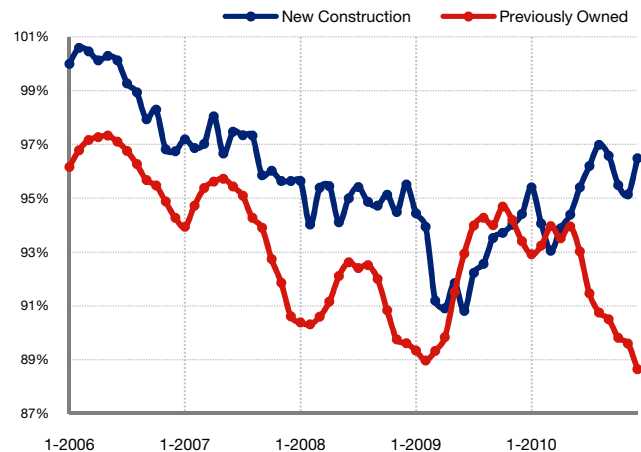
Pct. Of Orig. Price Received
New Construction

Pct. Of Orig. Price Received
Previously Owned

Year End Months Supply



Percent of Original Price Received





Distressed Homes Review

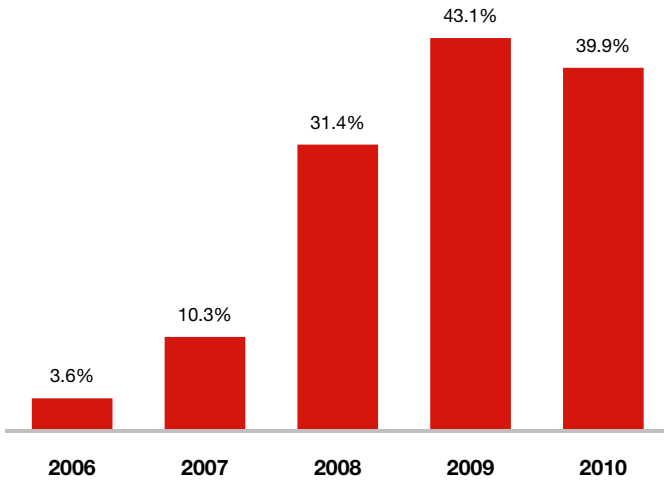
39.9%

of Homes Sold in 2010
were **Distressed**

- 23.6%

One Year Change In Sales
Distressed Homes

Percent of Sales That Were Distressed



Top 10 MLS Areas: Distressed Market Share

784 - Northern Chisago County	64.4%
305 - MPLS - North	64.0%
758 - Northwestern Anoka County	62.3%
713 - Bethel	61.7%
754 - Big Lake Township	61.2%
650 - Belle Plaine	60.6%
756 - Elk River	60.0%
714 - SP-Phalen	59.9%
742 - SP-Central	59.6%
716 - SP-Hillcrest/Hazel Park/Dayton's Bluff	59.0%

Bottom 10 MLS Areas: Distressed Market Share

748 - SP-Town and Country/Merriam Park	20.9%
702 - Falcon Hgts/Lauderdale/Rosedale	20.8%
391 - Saint Louis Park	20.0%
302 - MPLS - Central	19.5%
398 - Victoria	15.2%
750 - SP-Mac/Groveland/River Road	13.5%
385 - Edina	13.3%
604 - Mendota/Lilydale/Mendota Heights	12.8%
309 - MPLS - Southwest	12.4%
752 - SP-Highland Area	10.4%

- 26.1%

Five-Year Change in Price
All Properties

- 10.7%

Five-Year Change in Price
Traditional Properties

- 29.6%

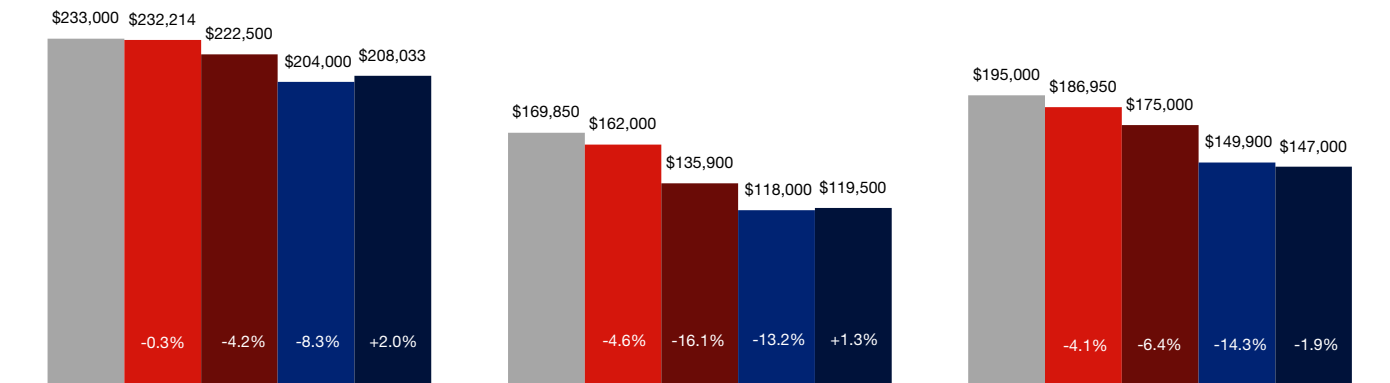
Five-Year Change in Price
Foreclosures

- 24.6%

Five-Year Change in Price
Short Sales

Median Sales Price

■ 2006 ■ 2007 ■ 2008 ■ 2009 ■ 2010



Traditional

Foreclosure

Short Sales





Sales Overview by Area

	Total Closed Sales	Change from 2009	Percent Townhome-Condo	Percent New Construction	Percent Distressed	Avg Days on Market Until Sale
300 - MPLS - Calhoun-Isles	346	- 22.1%	57.2%	12.6%	22.0%	156
301 - MPLS - Camden	606	- 33.6%	2.0%	1.4%	52.5%	95
302 - MPLS - Central	508	- 13.6%	99.1%	38.8%	19.5%	160
303 - MPLS - Longfellow	277	- 28.4%	3.7%	2.1%	22.7%	74
304 - MPLS - Nokomis	628	- 25.6%	5.8%	2.6%	24.4%	96
305 - MPLS - North	445	- 33.1%	2.1%	5.2%	64.0%	91
306 - MPLS - Northeast	376	- 30.2%	10.5%	7.9%	30.3%	84
307 - MPLS - Phillips	98	- 25.8%	38.4%	28.5%	58.2%	147
308 - MPLS - Powderhorn	313	- 42.8%	15.7%	4.2%	44.7%	97
309 - MPLS - Southwest	627	- 13.2%	10.1%	2.0%	12.4%	115
310 - MPLS - University	92	- 31.9%	46.1%	23.4%	21.7%	128
340 - Buffalo	230	- 17.3%	14.9%	22.3%	51.3%	126
341 - Wright County (Excluding Buffalo)	1,343	- 16.2%	20.7%	27.3%	55.5%	127
360 - Robbinsdale	175	- 33.0%	7.5%	5.0%	36.0%	132
361 - Crystal	262	- 31.9%	4.3%	2.5%	44.7%	96
362 - New Hope	181	- 20.3%	21.0%	7.6%	39.8%	122
363 - Brooklyn Center	439	- 35.1%	13.0%	0.9%	54.2%	91
364 - Brooklyn Park	1,137	- 26.0%	25.3%	10.2%	56.0%	107
365 - Maple Grove/Osseo	934	- 8.3%	39.4%	13.6%	25.3%	109
366 - Champlin	233	- 28.3%	21.3%	8.1%	39.5%	135
367 - Hennepin-North	140	- 24.3%	19.9%	24.1%	52.1%	167
368 - Hennepin-Northwest	192	+ 3.2%	9.7%	18.8%	35.4%	183
373 - Golden Valley	195	- 23.5%	19.5%	5.2%	25.6%	134
374 - Plymouth	774	- 8.0%	43.3%	8.8%	24.3%	114
378 - Richfield	355	- 35.8%	10.3%	4.5%	36.1%	103
379 - Bloomington-East	285	- 19.7%	20.8%	10.7%	38.9%	110
380 - Bloomington-West	509	- 6.4%	35.5%	2.3%	26.7%	137
381 - Lake Minnetonka	737	+ 4.7%	15.5%	12.4%	28.8%	194
385 - Edina	646	- 0.3%	32.0%	5.7%	13.3%	154
386 - Hopkins	180	- 8.2%	53.7%	6.7%	45.6%	121
387 - Minnetonka	558	- 12.3%	40.0%	8.1%	22.8%	132
391 - Saint Louis Park	505	- 24.7%	26.9%	6.3%	20.0%	126
392 - Eden Prairie	661	- 14.5%	45.5%	8.9%	28.1%	140
394 - Carver County	398	- 2.2%	14.5%	24.6%	40.5%	140
396 - Chanhassen	276	- 12.4%	37.5%	12.4%	23.9%	141
397 - Chaska	288	- 6.2%	36.7%	20.1%	39.6%	147
398 - Victoria	125	+ 35.9%	18.4%	28.8%	15.2%	128
600 - West St. Paul	179	- 30.4%	19.9%	6.0%	40.2%	119
602 - South St. Paul	243	- 24.8%	7.6%	6.4%	51.4%	108
604 - Mendota/Lilydale/Mendota Heights	125	- 8.1%	38.3%	10.6%	12.8%	194
605 - Sunfish Lake	4	+ 300.0%	0.0%	0.0%	0.0%	486
608 - Inver Grove Heights	269	- 9.1%	46.8%	6.0%	39.8%	134
610 - Eagan	633	- 14.7%	47.6%	5.2%	38.2%	121
612 - Burnsville	584	- 14.1%	47.2%	5.6%	44.0%	131
614 - Apple Valley	609	- 21.7%	53.0%	5.6%	37.3%	120
616 - Rosemount	284	- 18.6%	35.4%	16.1%	42.6%	129
617 - Hastings	266	- 10.7%	37.6%	11.7%	48.5%	143
618 - Eastern Dakota County	20	+ 17.6%	1.4%	2.7%	45.0%	222
624 - Farmington	415	- 11.3%	26.3%	14.6%	49.2%	124
626 - Lakeville	645	- 5.0%	26.8%	16.5%	36.1%	121
628 - Southern Dakota County	19	+ 11.8%	1.8%	16.7%	42.1%	212
630 - Northfield	215	- 17.9%	31.2%	21.4%	38.6%	173
632 - Rice County	353	- 12.8%	10.0%	16.6%	48.7%	135





Sales Overview by Area (cont.)

	Total Closed Sales	Change from 2009	Percent Townhome-Condo	Percent New Construction	Percent Distressed	Avg Days on Market Until Sale
640 - Shakopee	586	- 16.9%	44.9%	15.7%	46.6%	112
642 - Prior Lake	434	- 7.9%	31.0%	19.4%	43.8%	157
644 - Savage	320	- 24.0%	28.8%	12.0%	39.7%	132
646 - Jordan	84	+ 3.7%	7.5%	22.7%	53.6%	169
648 - New Prague/New Market/Elko	223	- 22.8%	14.5%	24.9%	56.1%	165
650 - Belle Plaine	132	+ 3.1%	8.0%	25.0%	60.6%	120
658 - Le Sueur/Rice	2	0.0%	4.8%	5.1%	100.0%	234
660 - Goodhue County	376	+ 4.7%	11.0%	10.5%	35.4%	182
702 - Falcon Hghts/Lauderdale/Rosedale	317	- 9.4%	26.1%	5.6%	20.8%	127
705 - Lino Lakes/Hugo/Centerville	503	0.0%	33.5%	25.8%	39.0%	126
706 - North Central Suburban	275	+ 5.0%	42.5%	6.0%	31.6%	157
707 - Ham Lake	159	+ 1.9%	4.5%	17.1%	51.6%	159
708 - White Bear Area	415	- 19.9%	23.8%	8.2%	29.4%	141
709 - Forest Lake Area	330	- 9.3%	21.7%	19.1%	57.3%	150
710 - Northeast Anoka County	72	- 23.4%	0.6%	15.4%	51.4%	137
711 - Southern Chisago County	402	- 8.0%	7.8%	19.0%	58.7%	154
712 - Maplewood/North St. Paul	496	- 16.6%	23.1%	8.9%	46.6%	134
713 - Bethel	107	- 33.5%	0.3%	16.3%	61.7%	134
714 - SP-Phalen	436	- 24.4%	4.5%	4.6%	59.9%	111
716 - SP-Hillcrest/Hazel Park/Dayton's Bluff	710	- 27.6%	1.6%	2.9%	59.0%	103
720 - SP-Southeast St. Paul	107	- 24.6%	11.4%	3.1%	56.1%	113
721 - Lakeland/Afton/Denmark	69	- 6.8%	2.1%	6.0%	34.8%	196
722 - Newport/St. Paul Park/Cottage Grove	501	- 19.6%	19.2%	11.2%	48.7%	116
725 - Pine Springs/Lake Elmo/Oakdale	427	+ 0.5%	37.9%	5.9%	40.3%	135
726 - Woodbury	857	- 14.0%	44.6%	16.3%	32.2%	124
727 - Stillwater/Bayport	489	- 0.6%	21.1%	15.0%	25.8%	163
728 - SP-Riverview/Cherokee	133	- 37.6%	7.1%	4.7%	41.4%	127
738 - SP-Home Croft/W 7Th	92	- 17.9%	5.7%	3.3%	33.7%	105
740 - SP-Crocus Hill	159	- 16.8%	60.5%	7.6%	23.9%	163
741 - SP-Downtown Stp/Capital Hg	139	+ 1.5%	97.2%	32.5%	23.0%	205
742 - SP-Central	307	- 36.0%	5.2%	2.0%	59.6%	107
744 - SP-Como	167	- 27.7%	6.6%	2.7%	24.0%	95
746 - SP-St. Anthony/Midway	167	- 25.8%	14.5%	9.0%	31.1%	98
748 - SP-Town and Country/Merriam Park	86	- 26.5%	7.2%	3.2%	20.9%	104
750 - SP-Mac/Groveland/River Road	215	- 11.9%	7.9%	0.8%	13.5%	97
752 - SP-Highland Area	193	- 25.8%	13.2%	6.1%	10.4%	117
754 - Big Lake Township	237	- 36.8%	5.9%	22.8%	61.2%	107
756 - Elk River	315	- 18.2%	24.9%	24.4%	60.0%	124
758 - Northwestern Anoka County	231	- 24.5%	12.1%	23.3%	62.3%	147
760 - Ramsey	322	- 12.3%	29.8%	26.6%	58.4%	117
762 - Andover	382	- 8.2%	10.0%	17.3%	43.2%	138
764 - Blaine	768	- 13.2%	32.7%	18.7%	40.8%	112
765 - Arden Hills/Shoreview	332	- 11.2%	40.9%	2.5%	22.0%	128
766 - Moundsview/New Brighton/St.Anthony	301	- 19.1%	28.3%	5.3%	27.9%	122
767 - Coon Rapids	731	- 16.3%	36.4%	8.3%	58.8%	113
768 - Fridley	206	- 31.3%	19.3%	1.6%	48.1%	124
769 - Anoka	166	- 27.5%	14.5%	6.2%	53.0%	92
770 - Hilltop/Columbia Heights	243	- 26.8%	12.7%	7.4%	51.9%	105
771 - Spring Lake Park	60	- 29.4%	21.2%	2.0%	40.0%	103
772 - Lexington/Circle Pines	65	- 30.9%	30.5%	9.1%	49.2%	136
780 - Sherburne County	505	- 10.1%	5.0%	21.3%	58.8%	132
805 - Western Wisconsin	852	- 13.1%	18.6%	21.9%	45.8%	193





Price Overview by Area

	Median Sales Price	Average Sales Price	Pct of Orig List Price Rec	Avg Total Finished SqFt	Avg Price Per Square Foot	Months Supply of Inventory
300 - MPLS - Calhoun-Isles	\$258,000	\$395,431	92.0%	1,987	\$176	9.9
301 - MPLS - Camden	\$71,600	\$81,179	92.5%	1,384	\$60	6.5
302 - MPLS - Central	\$242,350	\$303,770	92.6%	1,379	\$210	7.9
303 - MPLS - Longfellow	\$169,850	\$174,556	95.3%	1,381	\$135	5.0
304 - MPLS - Nokomis	\$190,000	\$200,473	94.0%	1,534	\$130	5.5
305 - MPLS - North	\$54,450	\$69,014	94.5%	1,567	\$44	5.6
306 - MPLS - Northeast	\$153,000	\$153,534	93.3%	1,465	\$106	5.4
307 - MPLS - Phillips	\$110,000	\$96,542	94.3%	1,450	\$71	6.1
308 - MPLS - Powderhorn	\$125,000	\$122,390	93.4%	1,425	\$88	7.2
309 - MPLS - Southwest	\$275,000	\$329,827	92.9%	1,902	\$170	4.8
310 - MPLS - University	\$190,000	\$210,318	92.0%	1,550	\$147	6.5
340 - Buffalo	\$150,000	\$163,977	91.2%	2,048	\$88	7.1
341 - Wright County (Excluding Buffalo)	\$153,000	\$169,373	92.2%	1,972	\$92	6.8
360 - Robbinsdale	\$132,500	\$132,424	90.6%	1,573	\$90	8.9
361 - Crystal	\$139,900	\$137,528	92.7%	1,665	\$88	7.6
362 - New Hope	\$148,450	\$154,173	90.9%	1,733	\$92	7.2
363 - Brooklyn Center	\$110,000	\$108,210	95.9%	1,659	\$67	6.8
364 - Brooklyn Park	\$141,000	\$148,722	94.0%	1,943	\$78	5.1
365 - Maple Grove/Osseo	\$250,000	\$297,000	93.6%	2,383	\$116	6.0
366 - Champlin	\$173,500	\$193,466	94.0%	2,100	\$94	7.6
367 - Hennepin-North	\$212,275	\$217,993	91.6%	2,336	\$95	8.9
368 - Hennepin-Northwest	\$304,900	\$413,778	91.7%	3,145	\$119	10.9
373 - Golden Valley	\$235,000	\$265,932	91.4%	2,334	\$115	9.6
374 - Plymouth	\$249,000	\$283,822	92.3%	2,407	\$118	6.1
378 - Richfield	\$160,000	\$159,239	92.5%	1,641	\$101	6.7
379 - Bloomington-East	\$158,000	\$157,705	93.1%	1,626	\$104	6.1
380 - Bloomington-West	\$206,950	\$220,291	91.1%	2,101	\$109	6.3
381 - Lake Minnetonka	\$350,000	\$529,275	88.5%	3,055	\$167	10.6
385 - Edina	\$339,000	\$433,910	90.9%	2,596	\$162	6.5
386 - Hopkins	\$150,350	\$185,264	89.9%	1,692	\$102	4.8
387 - Minnetonka	\$265,000	\$296,373	91.6%	2,416	\$119	7.4
391 - Saint Louis Park	\$213,703	\$225,315	92.8%	1,632	\$138	7.0
392 - Eden Prairie	\$265,000	\$331,822	91.6%	2,649	\$120	7.5
394 - Carver County	\$193,000	\$212,933	91.6%	2,131	\$102	8.6
396 - Chanhassen	\$313,500	\$364,768	92.3%	2,646	\$125	6.5
397 - Chaska	\$212,000	\$235,526	91.8%	2,298	\$99	6.6
398 - Victoria	\$372,000	\$384,594	93.9%	3,147	\$122	5.3
600 - West St. Paul	\$137,000	\$139,699	90.0%	1,628	\$86	7.0
602 - South St. Paul	\$133,750	\$128,117	91.7%	1,594	\$85	6.8
604 - Mendota/Lilydale/Mendota Heights	\$295,000	\$324,583	90.1%	2,609	\$125	8.6
605 - Sunfish Lake	\$300,000	\$415,500	89.1%	3,475	\$163	7.0
608 - Inver Grove Heights	\$166,838	\$200,652	91.6%	2,136	\$98	6.2
610 - Eagan	\$189,000	\$208,421	92.5%	2,088	\$100	7.0
612 - Burnsville	\$169,500	\$180,194	91.2%	2,010	\$88	8.2
614 - Apple Valley	\$179,000	\$202,594	93.2%	2,069	\$96	5.5
616 - Rosemount	\$203,000	\$231,126	92.8%	2,176	\$101	6.8
617 - Hastings	\$147,513	\$165,448	92.2%	1,888	\$91	6.9
618 - Eastern Dakota County	\$206,000	\$217,864	78.9%	2,110	\$99	2.9
624 - Farmington	\$172,564	\$183,486	93.8%	2,067	\$93	6.4
626 - Lakeville	\$222,500	\$249,539	93.3%	2,439	\$103	6.5
628 - Southern Dakota County	\$200,000	\$221,277	87.9%	2,186	\$100	4.9
630 - Northfield	\$165,000	\$185,947	89.9%	2,101	\$93	10.9
632 - Rice County	\$134,000	\$141,793	90.5%	1,980	\$78	8.1





Price Overview by Area (cont.)

	Median Sales Price	Average Sales Price	Pct of Orig List Price Rec	Avg Total Finished SqFt	Avg Price Per Square Foot	Months Supply of Inventory
640 - Shakopee	\$180,000	\$196,287	93.9%	2,076	\$99	6.0
642 - Prior Lake	\$240,422	\$290,006	91.5%	2,643	\$111	7.8
644 - Savage	\$200,095	\$219,617	93.5%	2,248	\$100	8.6
646 - Jordan	\$177,500	\$192,904	90.7%	2,239	\$87	8.3
648 - New Prague/New Market/Elko	\$191,000	\$207,764	91.1%	2,306	\$92	7.5
650 - Belle Plaine	\$142,000	\$140,906	91.7%	1,802	\$84	5.6
658 - Le Sueur/Rice	\$63,175	\$63,175	80.5%	2,399	\$49	1.0
660 - Goodhue County	\$134,700	\$152,637	88.1%	2,064	\$83	9.8
702 - Falcon Hghts/Lauderdale/Rosedale	\$195,000	\$214,256	90.8%	1,799	\$116	7.2
705 - Lino Lakes/Hugo/Centerville	\$175,000	\$202,964	92.6%	2,054	\$100	6.7
706 - North Central Suburban	\$183,750	\$260,238	90.1%	2,215	\$106	7.8
707 - Ham Lake	\$235,000	\$242,444	92.6%	2,488	\$100	6.8
708 - White Bear Area	\$185,000	\$225,947	91.8%	2,085	\$111	9.3
709 - Forest Lake Area	\$150,000	\$176,110	91.5%	2,110	\$91	7.5
710 - Northeast Anoka County	\$170,500	\$176,032	93.8%	1,995	\$94	7.7
711 - Southern Chisago County	\$145,000	\$158,835	90.0%	1,914	\$89	9.7
712 - Maplewood/North St. Paul	\$154,900	\$166,400	92.5%	1,777	\$94	7.7
713 - Bethel	\$150,000	\$156,099	90.1%	2,090	\$85	8.1
714 - SP-Phalen	\$87,000	\$92,256	92.6%	1,478	\$63	5.6
716 - SP-Hillcrest/Hazel Park/Dayton's Bluff	\$95,000	\$96,591	93.8%	1,443	\$68	5.6
720 - SP-Southeast St. Paul	\$137,500	\$143,314	93.4%	1,743	\$83	6.7
721 - Lakeland/Afton/Denmark	\$244,900	\$338,276	89.4%	2,871	\$128	10.8
722 - Newport/St. Paul Park/Cottage Gro	\$167,000	\$188,837	94.2%	2,000	\$95	5.8
725 - Pine Springs/Lake Elmo/Oakdale	\$175,000	\$206,273	92.4%	2,022	\$100	6.3
726 - Woodbury	\$242,075	\$258,371	92.9%	2,434	\$105	6.5
727 - Stillwater/Bayport	\$248,000	\$273,843	90.4%	2,395	\$120	9.2
728 - SP-Riverview/Cherokee	\$115,000	\$112,616	91.9%	1,394	\$82	8.2
738 - SP-Home Croft/W 7Th	\$137,500	\$124,488	93.2%	1,388	\$90	5.9
740 - SP-Crocus Hill	\$219,500	\$278,056	89.5%	2,061	\$141	8.9
741 - SP-Downtown Stp/Capital Hg	\$162,000	\$173,336	89.9%	1,169	\$155	9.0
742 - SP-Central	\$65,000	\$74,769	94.5%	1,374	\$56	5.4
744 - SP-Como	\$175,000	\$172,112	93.5%	1,504	\$114	7.1
746 - SP-St. Anthony/Midway	\$147,200	\$154,289	94.0%	1,441	\$114	5.8
748 - SP-Town and Country/Merriam Park	\$207,500	\$258,715	93.7%	1,916	\$142	7.9
750 - SP-Mac/Groveland/River Road	\$251,000	\$295,995	92.6%	1,775	\$168	4.0
752 - SP-Highland Area	\$234,750	\$272,426	92.6%	1,776	\$150	7.1
754 - Big Lake Township	\$143,000	\$152,693	93.5%	1,887	\$88	6.4
756 - Elk River	\$159,950	\$172,406	92.2%	2,103	\$85	8.0
758 - Northwestern Anoka County	\$166,500	\$182,432	91.7%	2,113	\$91	7.6
760 - Ramsey	\$158,000	\$176,144	93.1%	2,106	\$86	5.7
762 - Andover	\$204,000	\$220,682	92.5%	2,295	\$98	6.2
764 - Blaine	\$170,000	\$198,823	93.6%	2,057	\$99	6.6
765 - Arden Hills/Shoreview	\$213,000	\$239,630	92.0%	2,012	\$115	5.9
766 - Moundsview/New Brighton/St.Anthony	\$178,000	\$184,018	91.4%	1,802	\$103	7.4
767 - Coon Rapids	\$133,500	\$138,424	92.4%	1,778	\$81	6.7
768 - Fridley	\$136,545	\$139,693	90.9%	1,723	\$87	7.9
769 - Anoka	\$136,156	\$135,858	92.5%	1,723	\$87	7.8
770 - Hilltop/Columbia Heights	\$120,000	\$117,745	92.1%	1,503	\$84	7.9
771 - Spring Lake Park	\$132,025	\$139,564	91.9%	1,695	\$86	6.9
772 - Lexington/Circle Pines	\$133,500	\$143,892	91.0%	1,687	\$90	7.9
780 - Sherburne County	\$151,250	\$163,643	92.1%	2,054	\$87	6.8
805 - Western Wisconsin	\$161,922	\$190,931	90.4%	2,090	\$94	11.5





Historical Median Sales Prices

	2006	2007	2008	2009	2010	Change From 2009	Change From 2006
300 - MPLS - Calhoun-Isles	\$263,500	\$256,000	\$240,900	\$230,000	\$258,000	+ 12.2%	- 2.1%
301 - MPLS - Camden	\$163,000	\$129,459	\$60,000	\$51,950	\$71,600	+ 37.8%	- 56.1%
302 - MPLS - Central	\$270,050	\$278,850	\$275,945	\$246,000	\$242,350	- 1.5%	- 10.3%
303 - MPLS - Longfellow	\$208,000	\$210,500	\$188,500	\$171,550	\$169,850	- 1.0%	- 18.3%
304 - MPLS - Nokomis	\$225,000	\$224,200	\$208,000	\$189,892	\$190,000	+ 0.1%	- 15.6%
305 - MPLS - North	\$150,000	\$91,000	\$44,313	\$38,400	\$54,450	+ 41.8%	- 63.7%
306 - MPLS - Northeast	\$210,000	\$197,388	\$167,500	\$150,500	\$153,000	+ 1.7%	- 27.1%
307 - MPLS - Phillips	\$189,600	\$165,478	\$87,550	\$88,200	\$110,000	+ 24.7%	- 42.0%
308 - MPLS - Powderhorn	\$184,000	\$170,000	\$119,900	\$109,900	\$125,000	+ 13.7%	- 32.1%
309 - MPLS - Southwest	\$287,000	\$309,000	\$275,000	\$260,000	\$275,000	+ 5.8%	- 4.2%
310 - MPLS - University	\$240,000	\$242,500	\$203,000	\$195,000	\$190,000	- 2.6%	- 20.8%
340 - Buffalo	\$214,950	\$195,000	\$172,500	\$145,000	\$150,000	+ 3.4%	- 30.2%
341 - Wright County (Excluding Buffalo)	\$218,800	\$210,160	\$180,000	\$156,000	\$153,000	- 1.9%	- 30.1%
360 - Robbinsdale	\$200,000	\$203,000	\$160,025	\$148,750	\$132,500	- 10.9%	- 33.8%
361 - Crystal	\$198,000	\$193,650	\$161,000	\$140,250	\$139,900	- 0.2%	- 29.3%
362 - New Hope	\$227,300	\$220,000	\$186,000	\$158,000	\$148,450	- 6.0%	- 34.7%
363 - Brooklyn Center	\$192,675	\$174,300	\$115,500	\$90,000	\$110,000	+ 22.2%	- 42.9%
364 - Brooklyn Park	\$230,000	\$220,000	\$174,600	\$135,000	\$141,000	+ 4.4%	- 38.7%
365 - Maple Grove/Osseo	\$247,000	\$253,750	\$247,900	\$219,348	\$250,000	+ 14.0%	+ 1.2%
366 - Champlin	\$234,000	\$218,111	\$199,900	\$162,000	\$173,500	+ 7.1%	- 25.9%
367 - Hennepin-North	\$291,000	\$283,800	\$249,900	\$225,000	\$212,275	- 5.7%	- 27.1%
368 - Hennepin-Northwest	\$377,000	\$369,000	\$310,000	\$255,000	\$304,900	+ 19.6%	- 19.1%
373 - Golden Valley	\$267,900	\$272,400	\$257,450	\$220,000	\$235,000	+ 6.8%	- 12.3%
374 - Plymouth	\$293,500	\$294,000	\$279,000	\$253,500	\$249,000	- 1.8%	- 15.2%
378 - Richfield	\$223,000	\$217,500	\$185,500	\$165,000	\$160,000	- 3.0%	- 28.3%
379 - Bloomington-East	\$225,000	\$210,500	\$180,000	\$157,625	\$158,000	+ 0.2%	- 29.8%
380 - Bloomington-West	\$247,000	\$245,000	\$226,000	\$210,000	\$206,950	- 1.5%	- 16.2%
381 - Lake Minnetonka	\$475,000	\$400,863	\$385,000	\$339,500	\$350,000	+ 3.1%	- 26.3%
385 - Edina	\$389,500	\$378,000	\$387,500	\$325,000	\$339,000	+ 4.3%	- 13.0%
386 - Hopkins	\$205,900	\$205,000	\$170,000	\$164,900	\$150,350	- 8.8%	- 27.0%
387 - Minnetonka	\$270,000	\$285,000	\$263,500	\$241,250	\$265,000	+ 9.8%	- 1.9%
391 - Saint Louis Park	\$233,000	\$233,500	\$226,950	\$212,500	\$213,703	+ 0.6%	- 8.3%
392 - Eden Prairie	\$288,780	\$315,000	\$280,000	\$251,125	\$265,000	+ 5.5%	- 8.2%
394 - Carver County	\$244,250	\$232,000	\$218,000	\$186,000	\$193,000	+ 3.8%	- 21.0%
396 - Chanhassen	\$295,000	\$317,143	\$295,000	\$280,000	\$313,500	+ 12.0%	+ 6.3%
397 - Chaska	\$233,150	\$246,000	\$230,500	\$178,500	\$212,000	+ 18.8%	- 9.1%
398 - Victoria	\$475,000	\$407,500	\$401,000	\$326,950	\$372,000	+ 13.8%	- 21.7%
600 - West St. Paul	\$203,175	\$189,000	\$163,000	\$134,900	\$137,000	+ 1.6%	- 32.6%
602 - South St. Paul	\$197,000	\$182,000	\$159,000	\$132,000	\$133,750	+ 1.3%	- 32.1%
604 - Mendota/Lilydale/Mendota Heights	\$371,000	\$382,500	\$294,000	\$260,000	\$295,000	+ 13.5%	- 20.5%
605 - Sunfish Lake	\$696,500	\$1,110,000	\$1,051,250	\$830,000	\$300,000	- 63.9%	- 56.9%
608 - Inver Grove Heights	\$205,900	\$209,900	\$190,000	\$165,751	\$166,838	+ 0.7%	- 19.0%
610 - Eagan	\$237,900	\$242,000	\$215,000	\$183,000	\$189,000	+ 3.3%	- 20.6%
612 - Burnsville	\$232,900	\$225,000	\$201,647	\$175,000	\$169,500	- 3.1%	- 27.2%
614 - Apple Valley	\$226,500	\$224,900	\$205,000	\$171,250	\$179,000	+ 4.5%	- 21.0%
616 - Rosemount	\$248,900	\$244,900	\$216,900	\$194,000	\$203,000	+ 4.6%	- 18.4%
617 - Hastings	\$201,325	\$196,000	\$175,000	\$150,000	\$147,513	- 1.7%	- 26.7%
618 - Eastern Dakota County	\$248,300	\$250,000	\$288,500	\$240,000	\$206,000	- 14.2%	- 17.0%
624 - Farmington	\$232,250	\$224,000	\$195,730	\$174,950	\$172,564	- 1.4%	- 25.7%
626 - Lakeville	\$279,700	\$262,000	\$250,000	\$224,638	\$222,500	- 1.0%	- 20.5%
628 - Southern Dakota County	\$237,300	\$238,000	\$256,500	\$170,000	\$200,000	+ 17.6%	- 15.7%
630 - Northfield	\$220,850	\$215,075	\$189,000	\$171,425	\$165,000	- 3.7%	- 25.3%
632 - Rice County	\$188,000	\$172,500	\$148,500	\$140,100	\$134,000	- 4.4%	- 28.7%





Historical Median Sales Prices (cont.)

	2006	2007	2008	2009	2010	Change From 2009	Change From 2006
640 - Shakopee	\$218,900	\$220,050	\$199,875	\$175,000	\$180,000	+ 2.9%	- 17.8%
642 - Prior Lake	\$279,450	\$277,000	\$264,400	\$240,000	\$240,422	+ 0.2%	- 14.0%
644 - Savage	\$267,500	\$257,000	\$241,000	\$212,000	\$200,095	- 5.6%	- 25.2%
646 - Jordan	\$250,650	\$250,000	\$219,950	\$202,000	\$177,500	- 12.1%	- 29.2%
648 - New Prague/New Market/Elko	\$267,900	\$243,725	\$226,800	\$205,000	\$191,000	- 6.8%	- 28.7%
650 - Belle Plaine	\$213,700	\$207,900	\$175,250	\$149,950	\$142,000	- 5.3%	- 33.6%
658 - Le Sueur/Rice	\$189,950	\$242,000	\$260,600	\$178,250	\$63,175	- 64.6%	- 66.7%
660 - Goodhue County	\$174,313	\$165,000	\$148,000	\$145,500	\$134,700	- 7.4%	- 22.7%
702 - Falcon Hghts/Lauderdale/Rosedale	\$246,288	\$237,400	\$225,000	\$201,900	\$195,000	- 3.4%	- 20.8%
705 - Lino Lakes/Hugo/Centerville	\$264,950	\$250,000	\$219,366	\$180,200	\$175,000	- 2.9%	- 33.9%
706 - North Central Suburban	\$260,000	\$249,000	\$219,950	\$190,500	\$183,750	- 3.5%	- 29.3%
707 - Ham Lake	\$345,000	\$315,000	\$275,000	\$236,000	\$235,000	- 0.4%	- 31.9%
708 - White Bear Area	\$245,000	\$235,000	\$220,000	\$180,000	\$185,000	+ 2.8%	- 24.5%
709 - Forest Lake Area	\$243,543	\$237,250	\$204,500	\$154,500	\$150,000	- 2.9%	- 38.4%
710 - Northeast Anoka County	\$279,950	\$255,453	\$205,000	\$197,000	\$170,500	- 13.5%	- 39.1%
711 - Southern Chisago County	\$211,000	\$209,900	\$173,000	\$154,818	\$145,000	- 6.3%	- 31.3%
712 - Maplewood/North St. Paul	\$222,000	\$205,897	\$185,000	\$160,000	\$154,900	- 3.2%	- 30.2%
713 - Bethel	\$237,000	\$214,500	\$176,200	\$152,500	\$150,000	- 1.6%	- 36.7%
714 - SP-Phalen	\$176,950	\$160,000	\$100,000	\$85,000	\$87,000	+ 2.4%	- 50.8%
716 - SP-Hillcrest/Hazel Park/Dayton's Bluff	\$175,000	\$164,800	\$98,700	\$94,300	\$95,000	+ 0.7%	- 45.7%
720 - SP-Southeast St. Paul	\$217,200	\$182,000	\$170,000	\$149,475	\$137,500	- 8.0%	- 36.7%
721 - Lakeland/Afton/Denmark	\$325,000	\$270,000	\$244,000	\$237,800	\$244,900	+ 3.0%	- 24.6%
722 - Newport/St. Paul Park/Cottage Grove	\$227,400	\$217,050	\$189,210	\$168,000	\$167,000	- 0.6%	- 26.6%
725 - Pine Springs/Lake Elmo/Oakdale	\$227,500	\$228,450	\$197,000	\$167,100	\$175,000	+ 4.7%	- 23.1%
726 - Woodbury	\$282,400	\$267,575	\$264,000	\$238,375	\$242,075	+ 1.6%	- 14.3%
727 - Stillwater/Bayport	\$300,000	\$295,000	\$285,000	\$225,000	\$248,000	+ 10.2%	- 17.3%
728 - SP-Riverview/Cherokee	\$187,000	\$179,500	\$115,000	\$102,000	\$115,000	+ 12.7%	- 38.5%
738 - SP-Home Croft/W 7Th	\$181,580	\$180,000	\$138,750	\$114,058	\$137,500	+ 20.6%	- 24.3%
740 - SP-Crocus Hill	\$274,900	\$260,450	\$227,128	\$206,250	\$219,500	+ 6.4%	- 20.2%
741 - SP-Downtown Stp/Capital Hg	\$200,170	\$189,500	\$199,900	\$177,900	\$162,000	- 8.9%	- 19.1%
742 - SP-Central	\$152,750	\$131,750	\$60,250	\$55,000	\$65,000	+ 18.2%	- 57.4%
744 - SP-Como	\$216,250	\$216,000	\$195,500	\$175,000	\$175,000	0.0%	- 19.1%
746 - SP-St. Anthony/Midway	\$207,000	\$195,400	\$175,000	\$159,000	\$147,200	- 7.4%	- 28.9%
748 - SP-Town and Country/Merriam Park	\$282,500	\$265,950	\$230,588	\$220,000	\$207,500	- 5.7%	- 26.5%
750 - SP-Mac/Groveland/River Road	\$278,000	\$276,000	\$266,250	\$243,000	\$251,000	+ 3.3%	- 9.7%
752 - SP-Highland Area	\$274,400	\$280,000	\$249,000	\$222,025	\$234,750	+ 5.7%	- 14.4%
754 - Big Lake Township	\$207,850	\$195,950	\$150,000	\$139,900	\$143,000	+ 2.2%	- 31.2%
756 - Elk River	\$229,900	\$210,000	\$187,900	\$159,000	\$159,950	+ 0.6%	- 30.4%
758 - Northwestern Anoka County	\$232,000	\$220,480	\$195,000	\$159,000	\$166,500	+ 4.7%	- 28.2%
760 - Ramsey	\$229,900	\$214,750	\$186,700	\$153,500	\$158,000	+ 2.9%	- 31.3%
762 - Andover	\$273,500	\$265,000	\$226,840	\$205,000	\$204,000	- 0.5%	- 25.4%
764 - Blaine	\$229,000	\$222,350	\$194,750	\$169,900	\$170,000	+ 0.1%	- 25.8%
765 - Arden Hills/Shoreview	\$242,250	\$237,000	\$225,000	\$209,900	\$213,000	+ 1.5%	- 12.1%
766 - Moundsview/New Brighton/St.Anthony	\$225,900	\$227,000	\$201,000	\$186,000	\$178,000	- 4.3%	- 21.2%
767 - Coon Rapids	\$205,900	\$190,500	\$160,000	\$137,250	\$133,500	- 2.7%	- 35.2%
768 - Fridley	\$210,000	\$194,000	\$160,025	\$139,500	\$136,545	- 2.1%	- 35.0%
769 - Anoka	\$200,541	\$189,500	\$160,250	\$130,000	\$136,156	+ 4.7%	- 32.1%
770 - Hilltop/Columbia Heights	\$189,900	\$179,900	\$145,000	\$122,500	\$120,000	- 2.0%	- 36.8%
771 - Spring Lake Park	\$199,850	\$195,000	\$159,265	\$139,000	\$132,025	- 5.0%	- 33.9%
772 - Lexington/Circle Pines	\$191,600	\$186,000	\$172,600	\$150,000	\$133,500	- 11.0%	- 30.3%
780 - Sherburne County	\$225,000	\$207,500	\$165,500	\$143,000	\$151,250	+ 5.8%	- 32.8%
805 - Western Wisconsin	\$202,816	\$195,000	\$175,000	\$163,000	\$161,922	- 0.7%	- 20.2%





Historical Review

Year	Number of Listings Processed	Total Dollar Volume (in billions)	Number of Units Sold	Average Sales Price
1980	37,018	\$1.34	18,351	\$74,069
1981	35,580	\$1.25	15,675	\$80,238
1982	41,465	\$1.00	12,193	\$82,288
1983	50,794	\$1.35	15,914	\$84,953
1984	53,646	\$1.55	18,231	\$85,007
1985	51,492	\$1.87	21,335	\$87,789
1986	58,382	\$2.52	28,015	\$90,319
1987	55,422	\$2.46	25,772	\$95,914
1988	80,771	\$3.21	34,244	\$93,977
1989	89,170	\$3.28	33,962	\$96,658
1990	78,548	\$3.37	34,496	\$98,016
1991	71,850	\$3.52	35,598	\$99,402
1992	72,730	\$4.31	41,944	\$103,264
1993	70,685	\$4.30	39,842	\$107,569
1994	63,369	\$4.73	42,454	\$111,806
1995	64,556	\$4.94	42,310	\$117,053
1996	73,433	\$5.82	46,949	\$124,022
1997	63,189	\$5.68	41,441	\$137,085
1998	64,280	\$7.09	47,836	\$147,346
1999	57,573	\$7.62	46,675	\$163,277
2000	59,618	\$8.76	48,208	\$181,605
2001	71,861	\$10.22	50,298	\$203,136
2002	73,940	\$11.33	51,212	\$221,275
2003	86,378	\$13.48	56,528	\$238,446
2004	97,737	\$14.92	58,233	\$256,252
2005	99,211	\$15.61	57,283	\$272,522
2006	108,022	\$13.34	47,906	\$278,462
2007	105,044	\$11.01	40,055	\$274,767
2008	93,560	\$9.18	38,730	\$236,953
2009	83,299	\$9.01	45,185	\$199,404
2010	82,127	\$7.94	37,598	\$211,186

1980-1996

All property types and all MLS districts.

1997-Present

Single-family detached homes, condominiums, townhomes and twin homes for the 13-county metro area.

Home sales for 2002 were recalculated by RMLS in March 2003 since a previous report included some sales reported early in 2003.

Need More Data? Check out www.mplsrealtor.com to access up-to-date market reports throughout the year. You can also create your own custom reports on-the-fly with **The Thing**, our new interactive market analytics tool. Just a few simple clicks will break out any area you need by any variable you need. Access it now at <http://thething.mplsrealtor.com>.

