

Annual Report on the Twin Cities Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE
13-COUNTY TWIN CITIES REGION



MINNEAPOLIS AREA Association
of REALTORS®

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2012

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With a mean crossover dribble and a wicked head fake, housing is again driving the lane with authority.

Between 2007 and 2011, housing markets were overburdened with distressed properties, excessive supply and weak consumer demand. But a timeout was taken in 2012, and the market was able to rehydrate and breathe easier. Yearlong evidence points to market recovery – just in time to alleviate beleaguered homeowners and relieve a dwindling tax base.

Housing has been the center of attention in 2012 – and it's lonely at the top. For the first time since 2006, housing is on track to be a net positive contributor to GDP. Some have claimed that an accommodating Federal Reserve policy has driven down interest rates so much that it's enabled families to purchase up to 50 percent more house than they otherwise could. Others make a more "market fundamentals" argument, asserting that dramatic declines in supply and solid increases in demand have led to the year's successful turnaround jump shot. The truth lies somewhere in the paint.

Low mortgage rates, affordable prices and rising rents created a three-point play that bolstered consumer confidence. On a national scale, natural disasters, fiscal cliffs, contested elections and sovereign debt crises could not slow down buyers. Consequently, home values are ticking higher in many regions.

In addition to the feel-good nature of a housing recovery, it has tangible benefits to homeowners – particularly those still in underwater mortgage situations. Rising prices should convince more sellers to re-enter the marketplace, passing the rock to buyers.

Listings In general, sellers remained along the baseline, but there are hints of change in the listings playbook. Traditional sellers are returning just as banks seem to be listing fewer distressed properties. In 2012, homeowners introduced 65,914 new properties to the marketplace, a modest 4.3 percent decrease or about 3,000 units fewer than 2011.

Sales The buyer rebound remained strong throughout the year. Better still, housing demand strengthened without performance-enhancing government incentives. Closed sales were up about 16.9 percent to 48,641 for the year. And only 39.7 percent of them were distressed, compared to 50.0 percent in 2011.

Inventory Currently, buyers have 31.8 percent fewer choices than last year at this time. Changing teams, sellers have 31.8 percent less competition. Supply-side correction is generally a positive, but many local communities are on the brink of a housing shortage, which has given rise to new construction in certain neighborhoods. Move-in ready inventory is at a premium. Thus, restoring seller confidence is a slam dunk to continued recovery. Well-priced and well-presented listings are fetching more than 94.0 percent of list price at sale, significantly higher than in recent years.

Prices Both locally and nationally, home prices are turning a corner. In fact, we ended 2012 with an 11.9 percent median price gain compared to 2011. At \$167,900, prices have come down 26.6 percent from their bubbly apex in 2006. They have recovered from the air ball lows of 2011.

Sustaining a healthy, equitable and bubble-free housing market is of paramount importance. It will require both public and private cooperation – something that was difficult to achieve last year. This recovery is fragile, and an injury at this juncture could be devastating. Given the importance of housing to the overall economy, it's also critical to the recovery of our nation. Here's to continued improvement and a breakaway year!

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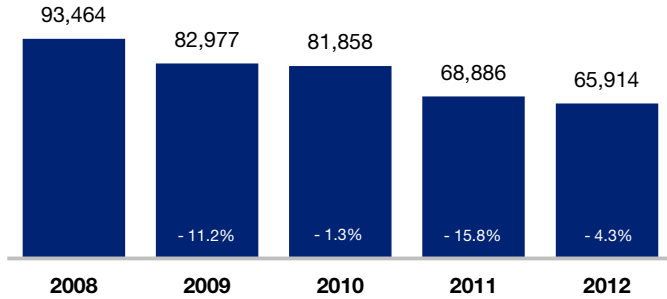




Quick Facts

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

New Listings



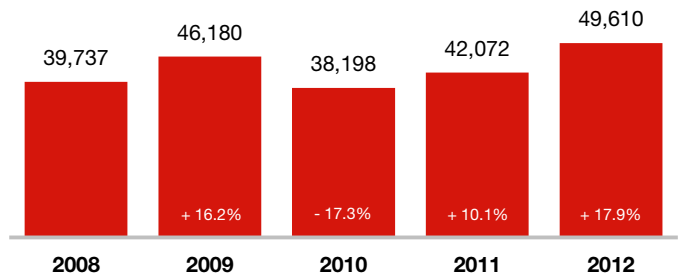
Top 5 Areas: Change in New Listings from 2011

Hanover	+ 91.1%
Lexington	+ 47.1%
Arden Hills	+ 36.6%
Otsego	+ 33.6%
Loretto	+ 33.3%

Bottom 5 Areas: Change in New Listings from 2011

Lindstrom	- 23.2%
Greenfield	- 30.3%
Excelsior	- 34.6%
Rockford	- 36.0%
Cologne	- 41.8%

Pending Sales



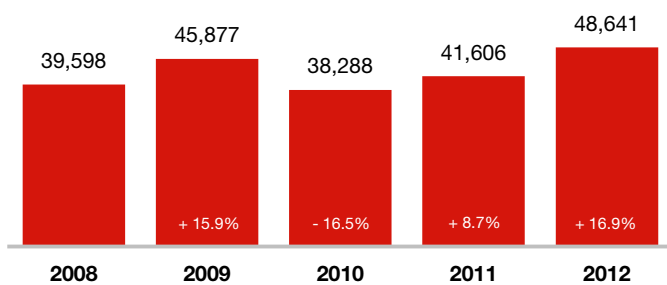
Top 5 Areas: Change in Pending Sales from 2011

Woodland	+ 250.0%
Spring Park	+ 125.0%
Lakeland	+ 107.1%
Lexington	+ 100.0%
Spring Lake Park	+ 96.4%

Bottom 5 Areas: Change in Pending Sales from 2011

Watertown	- 10.4%
Saint Francis	- 15.6%
Rush City	- 22.7%
Chisago	- 29.5%
Greenfield	- 45.0%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2011

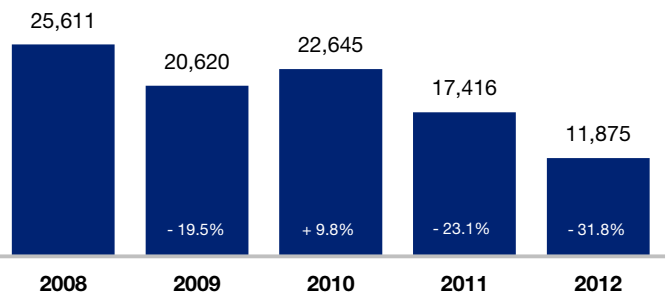
Woodland	+ 400.0%
Spring Park	+ 115.4%
Spring Lake Park	+ 101.8%
Lakeland	+ 100.0%
Somerset	+ 82.9%

Bottom 5 Areas: Change in Closed Sales from 2011

Minneapolis - Near North	- 12.4%
Rush City	- 16.7%
Saint Francis	- 20.8%
Chisago	- 34.7%
Greenfield	- 37.8%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2011

Hanover	+ 72.7%
Lauderdale	+ 60.0%
Stacy	+ 57.1%
Zumbrota	+ 47.6%
Saint Paul Park	+ 43.8%

Bottom 5 Areas: Change in Homes for Sale from 2011

Lexington	- 60.0%
Rockford	- 61.5%
Saint Bonifacius	- 64.7%
Cologne	- 65.4%
Maple Plain	- 66.7%

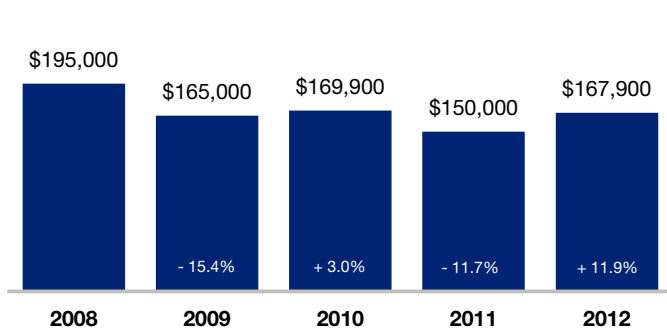




Quick Facts

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Median Sales Price



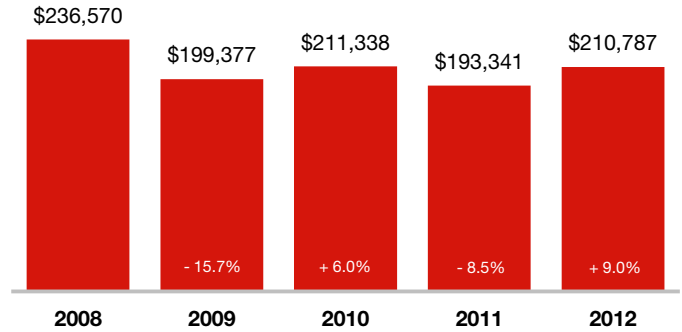
Top 5 Areas: Change in Median Sales Price from 2011

Arden Hills	+ 106.3%
Spring Park	+ 76.3%
Independence	+ 56.2%
Deephaven	+ 53.2%
Tonka Bay	+ 45.0%

Bottom 5 Areas: Change in Median Sales Price from 2011

Stacy	- 21.8%
Orono	- 28.7%
Woodland	- 34.3%
Afton	- 36.0%
Loretto	- 40.3%

Average Sales Price



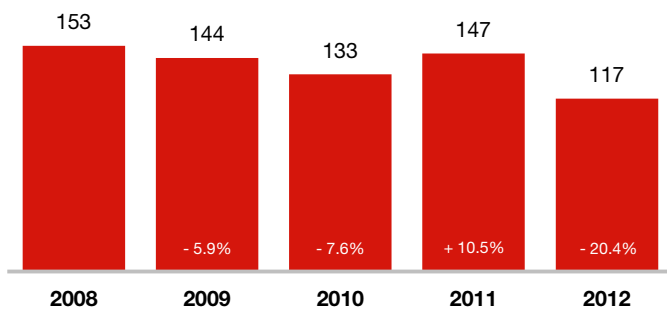
Top 5 Areas: Change in Average Sales Price from 2011

Spring Park	+ 69.8%
Arden Hills	+ 51.9%
Bayport	+ 32.8%
Dayton	+ 32.2%
Osseo	+ 29.8%

Bottom 5 Areas: Change in Average Sales Price from 2011

Stacy	- 14.8%
South Haven	- 16.7%
Orono	- 24.3%
Loretto	- 31.5%
Afton	- 36.2%

Cumulative Days on Market Until Sale



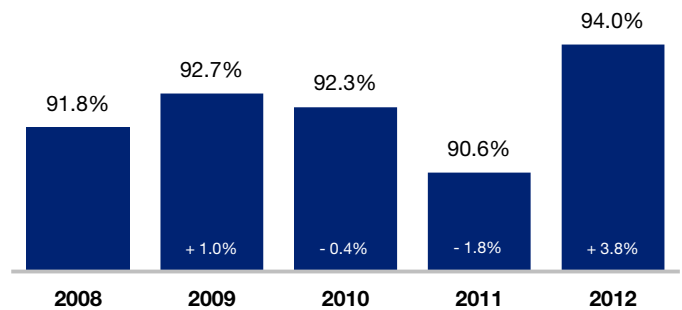
Top 5 Areas: Change in Cumulative Days on Market from 2011

Bayport	+ 69.0%
Mora	+ 55.9%
Spring Park	+ 52.6%
Cokato	+ 14.9%
Independence	+ 9.8%

Bottom 5 Areas: Change in Cumulative Days on Market from 2011

Cambridge	- 43.2%
Lakeland	- 44.2%
Corcoran	- 44.7%
Zumbrota	- 55.4%
Woodland	- 61.4%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2011

Woodland	+ 24.8%
Rockford	+ 11.6%
Saint Paul - Thomas-Dale	+ 10.7%
Cannon Falls	+ 10.6%
Cambridge	+ 9.0%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2011

Carver	- 2.1%
Bayport	- 2.1%
Lauderdale	- 3.7%
Mora	- 4.1%
Loretto	- 12.1%





Property Type Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

114

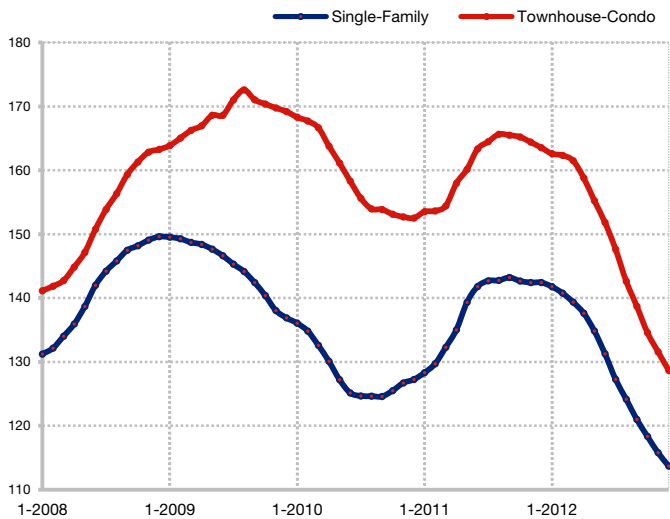
Average Cumulative Days on Market Single-Family

129

Average Cumulative Days on Market Townhouse-Condo

Cumulative Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Townhouse-Condo Attached Market Share in 2012

Area	Market Share
Twin Cities Region	22.8%
Minneapolis - Central	99.6%
Saint Paul - Downtown	96.7%
Lilydale	95.2%
Minneapolis - University	67.6%
Minneapolis - Calhoun-Isle	50.4%
Oak Park Heights	49.0%
Hugo	48.3%
Wayzata	47.4%
Saint Paul - Summit-University	47.0%
Little Canada	45.9%
Apple Valley	44.8%
Burnsville	43.3%
Vadnais Heights	43.1%
Spring Park	42.9%
Hopkins	40.7%
Saint Anthony	40.6%
Saint Paul - Summit Hill	39.0%
Minneapolis - Phillips	38.9%
Saint Paul - St. Anthony Park	38.9%
Eden Prairie	38.3%
Woodbury	38.2%
Eagan	37.2%
Inver Grove Heights	37.2%
Saint Bonifacius	36.4%
Shakopee	36.2%

+ 10.2%

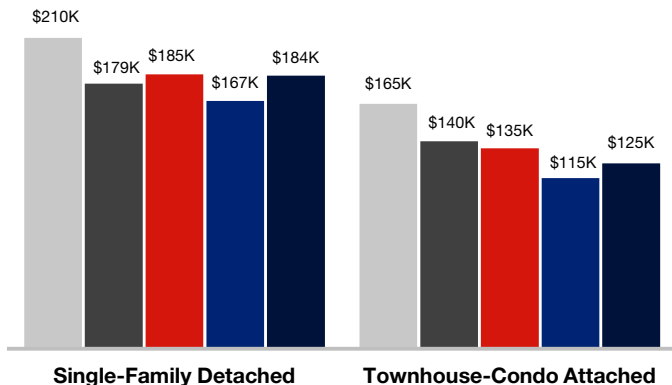
One-Year Change in Price Single-Family Detached

+ 8.8%

One-Year Change in Price Townhouse-Condo Attached

Median Sales Price

2008 2009 2010 2011 2012



94.1%

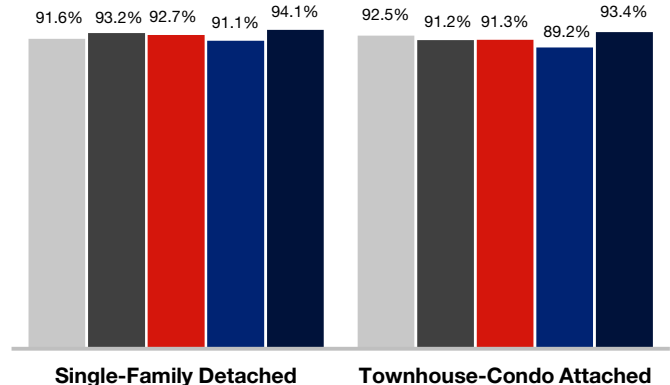
Pct. of Orig. Price Received Single-Family Detached

93.4%

Pct. of Orig. Price Received Townhouse-Condo Attached

Percent of Original List Price Received

2008 2009 2010 2011 2012





Distressed Homes Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

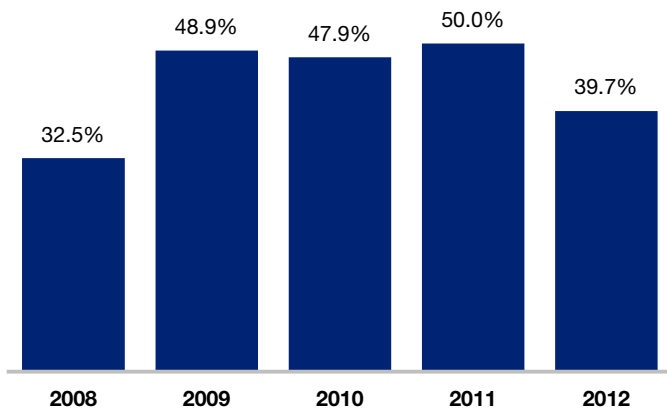
39.7%

Percent of Closed Sales in 2012 That Were Distressed

- 7.2%

One-Year Change in Sales of Distressed Properties

Percent of Sales That Were Distressed



Top Areas: Distressed Market Share in 2012

Area	Distressed Market Share in 2012
Twin Cities Region	39.7%
Rush City	77.1%
Somerset	72.0%
Zimmerman	71.0%
Saint Francis	69.7%
Saint Paul - Dayton's Bluff	65.7%
Princeton	65.2%
Newport	64.5%
Isanti	64.1%
North Branch	64.0%
Cambridge	63.7%
Stacy	62.5%
Lonsdale	61.9%
Saint Paul - Thomas-Dale	58.1%
Big Lake	58.0%
Saint Paul - Payne-Phalen	57.8%
Spring Lake Park	57.5%
Minneapolis - Camden	57.5%
Minneapolis - Phillips	56.5%
Saint Paul - Greater East Side	56.4%
Minneapolis - Near North	56.4%
Farmington	56.3%
Elk River	56.3%
Chisago	56.3%
Coon Rapids	56.0%
East Bethel	55.8%

+ 1.8%

Four-Year Change in Price All Properties

- 0.5%

Four-Year Change in Price Traditional Properties

- 15.4%

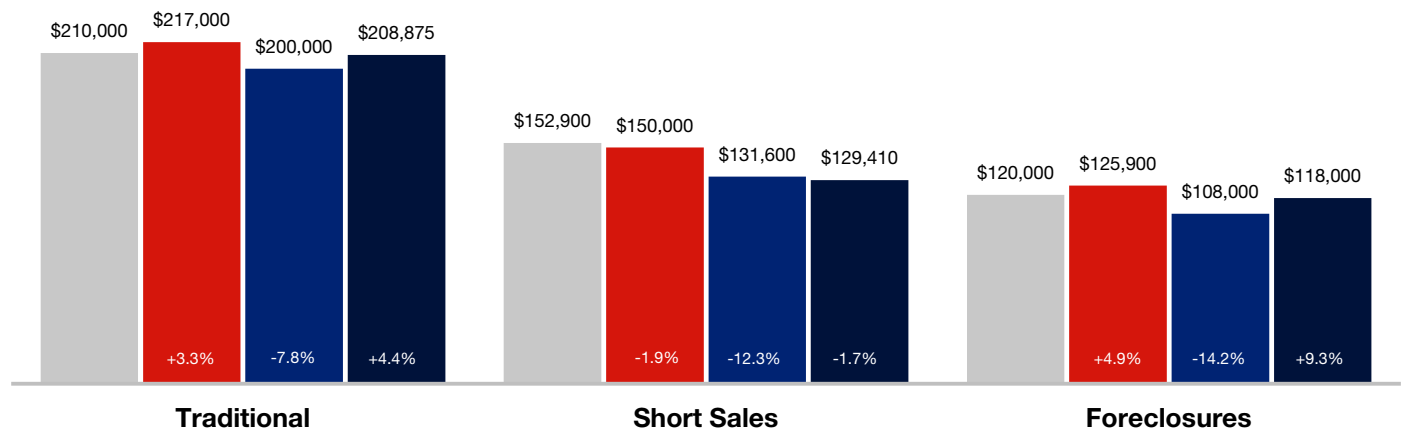
Four-Year Change in Price Short Sales

- 1.7%

Four-Year Change in Price Foreclosures

Median Sales Price

■ 2009 ■ 2010 ■ 2011 ■ 2012





New Construction Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

Feb '08

Peak of
New Construction Inventory

3,354

Drop in New Construction
Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2012

Twin Cities Region	Market Share
Cologne	38.1%
Otsego	26.7%
Arden Hills	26.3%
Mayer	25.0%
Victoria	23.3%
Bayport	22.2%
Rogers	20.4%
Hugo	19.4%
Blaine	19.4%
Delano	19.2%
Carver	19.1%
Montrose	17.7%
Dayton	16.4%
Plymouth	16.1%
Minneapolis - Central	15.6%
Minnetrissa	15.0%
Stillwater	15.0%
Medina	14.8%
North Oaks	14.5%
Andover	14.3%
Savage	14.3%
Orono	13.8%
Maple Grove	13.5%
Greenfield	13.0%
Woodbury	12.6%

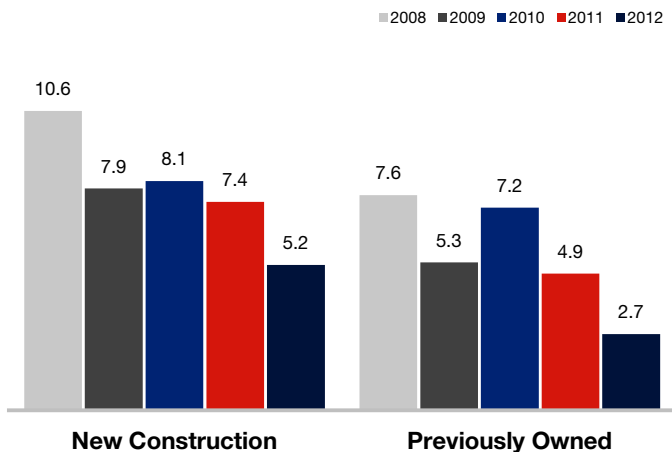
5.2

Year-End Months Supply
New Construction

2.7

Year-End Months Supply
Previously Owned

Months Supply of Inventory



98.6%

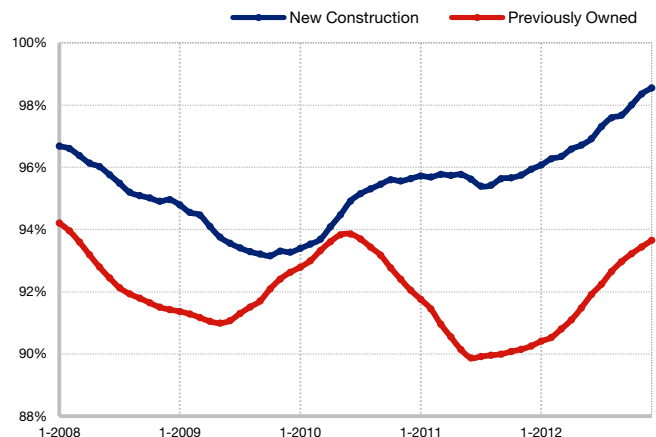
Pct. of Orig. Price Received
New Construction

93.7%

Pct. of Orig. Price Received
Previously Owned

Percent of Original List Price Received

This chart uses a Rolling 12 Month Average for each data point.



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Area Overview – Around the Metro



MINNEAPOLIS AREA Association
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	Total Closed Sales	Change from 2011	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Twin Cities Region	48,641	+ 16.9%	6.4%	22.8%	39.7%	117	94.0%
Afton	37	+ 48.0%	5.4%	0.0%	48.6%	162	88.4%
Albertville	109	+ 5.8%	7.3%	23.9%	49.5%	89	95.0%
Andover	447	+ 16.7%	14.3%	9.6%	42.1%	111	95.6%
Annandale	95	+ 30.1%	1.1%	1.1%	27.4%	196	92.1%
Anoka	191	- 3.5%	2.1%	17.8%	52.4%	113	94.9%
Apple Valley	799	+ 10.2%	3.0%	44.8%	47.8%	96	94.4%
Arden Hills	114	+ 67.6%	26.3%	17.5%	28.1%	114	93.8%
Bayport	36	+ 24.1%	22.2%	11.1%	25.0%	142	92.2%
Becker	131	+ 50.6%	9.2%	6.1%	51.9%	126	94.2%
Belle Plaine	124	- 0.8%	3.2%	6.5%	53.2%	117	93.2%
Bethel	9	- 40.0%	0.0%	0.0%	88.9%	110	90.1%
Big Lake	276	+ 8.2%	3.3%	5.4%	58.0%	108	94.6%
Birchwood Village	5	- 16.7%	0.0%	0.0%	20.0%	88	91.3%
Blaine	1,019	+ 5.9%	19.4%	25.0%	36.3%	97	96.2%
Bloomington	1,091	+ 26.7%	3.1%	28.3%	33.5%	109	93.8%
Brooklyn Center	528	+ 2.7%	0.0%	11.6%	55.1%	97	95.9%
Brooklyn Park	1,271	+ 9.5%	6.6%	22.0%	52.0%	100	95.6%
Buffalo	298	+ 8.4%	3.4%	15.1%	50.7%	117	92.9%
Burnsville	840	+ 8.8%	4.6%	43.3%	43.6%	111	95.4%
Cambridge	182	- 3.7%	3.8%	17.0%	63.7%	105	94.4%
Cannon Falls	105	+ 25.0%	0.0%	9.5%	39.0%	203	90.6%
Carver	94	+ 25.3%	19.1%	8.5%	24.5%	137	93.0%
Centerville	60	+ 25.0%	11.7%	8.3%	41.7%	159	94.8%
Champlin	354	+ 12.0%	1.7%	20.1%	52.3%	111	95.0%
Chanhassen	448	+ 19.8%	12.1%	34.8%	20.8%	123	94.4%
Chaska	426	+ 51.1%	10.3%	30.8%	40.6%	116	94.0%
Chisago	64	- 34.7%	3.1%	15.6%	56.3%	141	93.4%
Circle Pines	96	+ 45.5%	1.0%	29.2%	53.1%	112	95.0%
Clear Lake	88	+ 76.0%	3.4%	0.0%	33.0%	168	89.4%
Clearwater	56	+ 27.3%	3.6%	3.6%	44.6%	153	91.5%
Cokato	49	+ 8.9%	4.1%	6.1%	36.7%	162	91.8%
Cologne	42	+ 2.4%	38.1%	9.5%	33.3%	170	94.2%
Columbia Heights	332	+ 14.9%	1.2%	14.5%	53.3%	116	92.1%
Columbus	35	+ 52.2%	2.9%	0.0%	45.7%	123	93.9%
Coon Rapids	966	+ 7.6%	3.6%	31.0%	56.0%	99	95.4%
Corcoran	39	+ 34.5%	0.0%	0.0%	46.2%	125	91.5%
Cottage Grove	555	+ 26.4%	8.6%	14.8%	48.1%	93	95.8%
Crystal	366	+ 10.6%	2.7%	4.6%	46.2%	104	94.3%
Dayton	55	+ 17.0%	16.4%	0.0%	32.7%	135	92.4%
Deephaven	60	+ 22.4%	5.0%	0.0%	13.3%	132	91.6%
Delano	99	+ 6.5%	19.2%	10.1%	34.3%	140	92.3%
Dellwood	11	- 21.4%	0.0%	0.0%	9.1%	189	84.6%
Eagan	946	+ 18.3%	5.6%	37.2%	41.3%	96	94.7%



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East Bethel	165	+ 26.0%	0.0%	0.6%	55.8%	143	91.4%
Eden Prairie	922	+ 21.8%	3.4%	38.3%	28.4%	124	94.4%
Edina	952	+ 36.2%	6.1%	34.0%	11.8%	135	92.7%
Elk River	391	+ 2.1%	4.9%	24.0%	56.3%	109	94.0%
Elko New Market	98	+ 1.0%	11.2%	9.2%	44.9%	111	95.4%
Excelsior	29	+ 7.4%	0.0%	13.8%	20.7%	172	90.9%
Falcon Heights	44	+ 7.3%	0.0%	9.1%	18.2%	101	93.9%
Faribault	327	+ 0.9%	0.9%	8.0%	44.3%	101	92.3%
Farmington	426	- 3.2%	8.0%	26.3%	56.3%	103	96.0%
Forest Lake	282	+ 0.4%	7.1%	20.6%	45.0%	143	93.1%
Fridley	298	+ 11.6%	1.3%	14.4%	53.7%	98	94.1%
Golden Valley	309	+ 14.4%	1.0%	16.2%	23.9%	121	93.3%
Grant	30	+ 3.4%	0.0%	0.0%	23.3%	185	90.3%
Greenfield	23	- 37.8%	13.0%	8.7%	30.4%	164	93.1%
Greenwood	19	+ 58.3%	0.0%	5.3%	15.8%	177	89.2%
Ham Lake	208	+ 33.3%	9.1%	7.2%	43.8%	120	94.3%
Hamburg	7	- 22.2%	0.0%	0.0%	28.6%	184	94.6%
Hammond	52	+ 52.9%	0.0%	7.7%	51.9%	152	93.3%
Hampton	18	+ 12.5%	0.0%	5.6%	72.2%	92	91.7%
Hanover	48	+ 33.3%	8.3%	0.0%	50.0%	111	94.7%
Hastings	355	+ 8.6%	5.4%	32.1%	52.1%	105	92.7%
Hopkins	204	+ 21.4%	1.5%	40.7%	37.7%	116	92.7%
Hudson	319	+ 13.1%	11.3%	28.5%	34.8%	180	93.0%
Hugo	319	+ 10.4%	19.4%	48.3%	48.9%	99	97.0%
Hutchinson	274	+ 10.0%	2.6%	10.9%	33.9%	118	92.7%
Independence	45	+ 73.1%	4.4%	0.0%	35.6%	201	90.8%
Inver Grove Heights	401	+ 28.5%	5.7%	37.2%	42.4%	124	93.6%
Isanti	167	+ 13.6%	1.2%	4.8%	64.1%	98	95.4%
Jordan	107	+ 48.6%	10.3%	7.5%	47.7%	125	93.6%
Lake Elmo	83	+ 38.3%	12.0%	1.2%	25.3%	186	91.3%
Lake Minnetonka Area	933	+ 30.1%	5.8%	14.9%	28.5%	179	90.8%
Lake St. Croix Beach	13	- 13.3%	0.0%	7.7%	23.1%	143	87.7%
Lakeland	26	+ 100.0%	0.0%	3.8%	46.2%	129	92.1%
Lakeland Shores	6	+ 50.0%	0.0%	0.0%	16.7%	230	89.6%
Lakeville	923	+ 20.8%	12.4%	21.8%	39.0%	104	95.5%
Lauderdale	19	+ 5.6%	0.0%	31.6%	31.6%	117	90.6%
Lexington	16	+ 60.0%	0.0%	0.0%	43.8%	111	88.5%
Lilydale	21	0.0%	0.0%	95.2%	19.0%	160	90.4%
Lindstrom	108	+ 12.5%	3.7%	13.9%	45.4%	190	90.4%
Lino Lakes	234	+ 16.4%	12.4%	17.9%	33.8%	121	95.3%
Little Canada	109	- 3.5%	7.3%	45.9%	39.4%	120	93.1%
Long Lake	27	+ 58.8%	3.7%	7.4%	25.9%	140	89.9%
Lonsdale	97	- 8.5%	11.3%	3.1%	61.9%	99	96.5%
Loretto	10	+ 66.7%	0.0%	10.0%	40.0%	90	81.3%



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of REALTORS®

	Total Closed Sales	Change from 2011	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Mahtomedi	101	+ 20.2%	8.9%	9.9%	27.7%	145	93.0%
Maple Grove	1,165	+ 15.2%	13.5%	35.2%	32.3%	105	94.7%
Maple Lake	61	- 3.2%	0.0%	8.2%	44.3%	195	91.6%
Maple Plain	26	+ 30.0%	0.0%	0.0%	26.9%	159	93.3%
Maplewood	530	+ 30.5%	3.8%	27.7%	44.7%	125	93.7%
Marine on St. Croix	15	+ 50.0%	0.0%	6.7%	26.7%	300	86.2%
Mayer	40	+ 8.1%	25.0%	2.5%	45.0%	104	96.7%
Medina	88	+ 63.0%	14.8%	14.8%	15.9%	219	91.9%
Mendota Heights	175	+ 68.3%	8.6%	34.3%	27.4%	136	93.2%
Minneapolis - (Citywide)	5,229	+ 19.1%	3.7%	23.3%	33.2%	111	94.0%
Minneapolis - Calhoun-Isle	425	+ 34.5%	8.7%	50.4%	20.9%	165	91.3%
Minneapolis - Camden	560	- 6.2%	0.2%	2.1%	57.5%	109	92.9%
Minneapolis - Central	564	+ 25.6%	15.6%	99.6%	22.7%	130	94.5%
Minneapolis - Longfellow	319	+ 7.4%	1.3%	4.1%	25.1%	79	95.0%
Minneapolis - Near North	319	- 12.4%	1.9%	5.6%	56.4%	106	94.8%
Minneapolis - Nokomis	750	+ 31.3%	1.1%	4.3%	34.0%	106	94.1%
Minneapolis - Northeast	477	+ 16.6%	0.4%	4.8%	34.6%	90	94.4%
Minneapolis - Phillips	108	+ 36.7%	3.7%	38.9%	56.5%	129	92.3%
Minneapolis - Powderhorn	547	+ 17.1%	1.1%	19.2%	44.4%	107	95.3%
Minneapolis - Southwest	944	+ 38.4%	1.6%	5.4%	15.6%	100	94.6%
Minneapolis - University	216	+ 39.4%	9.7%	67.6%	29.6%	140	92.8%
Minnetonka	805	+ 23.5%	4.3%	30.9%	23.1%	119	93.1%
Minnetonka Beach	11	+ 22.2%	0.0%	0.0%	18.2%	287	84.6%
Minnetrista	120	+ 37.9%	15.0%	3.3%	24.2%	180	92.5%
Monticello	197	- 7.5%	5.1%	18.3%	49.7%	103	95.4%
Montrose	79	+ 3.9%	17.7%	7.6%	48.1%	106	94.3%
Mora	125	+ 23.8%	1.6%	1.6%	49.6%	212	85.7%
Mound	198	+ 29.4%	1.0%	10.1%	42.9%	179	90.2%
Mounds View	129	+ 31.6%	3.1%	14.7%	34.1%	122	92.9%
New Brighton	263	+ 48.6%	2.7%	30.0%	30.4%	97	94.3%
New Germany	11	0.0%	9.1%	0.0%	63.6%	308	85.7%
New Hope	226	+ 10.2%	0.4%	18.6%	41.6%	113	94.1%
New Prague	186	+ 21.6%	5.4%	16.7%	39.8%	126	94.3%
New Richmond	190	+ 33.8%	6.8%	12.6%	52.1%	206	91.5%
New Trier	3	--	0.0%	0.0%	66.7%	135	92.6%
Newport	31	- 6.1%	0.0%	6.5%	64.5%	89	95.7%
North Branch	197	+ 31.3%	6.6%	5.6%	64.0%	109	92.9%
North Oaks	69	+ 35.3%	14.5%	11.6%	7.2%	214	89.5%
North Saint Paul	165	+ 6.5%	1.8%	9.7%	45.5%	102	93.1%
Northfield	293	+ 17.7%	5.1%	28.7%	37.5%	141	91.6%
Norwood Young America	61	+ 19.6%	4.9%	8.2%	39.3%	132	94.6%
Oak Grove	112	+ 6.7%	6.3%	1.8%	50.0%	114	94.2%
Oak Park Heights	49	+ 2.1%	2.0%	49.0%	51.0%	126	90.6%
Oakdale	385	+ 3.5%	0.5%	34.5%	48.6%	93	95.0%



2012 Annual Report on the Twin Cities Housing Market

Area Overview – Around the Metro



MINNEAPOLIS AREA Association
of REALTORS®

	Total Closed Sales	Change from 2011	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Orono	160	+ 20.3%	13.8%	16.3%	35.0%	194	90.3%
Osseo	30	+ 7.1%	0.0%	10.0%	40.0%	173	89.5%
Otsego	315	+ 20.2%	26.7%	27.3%	44.8%	85	97.4%
Pine City	115	+ 32.2%	4.3%	6.1%	47.8%	166	87.8%
Pine Springs	4	- 20.0%	0.0%	0.0%	25.0%	165	84.9%
Plymouth	1,103	+ 17.8%	16.1%	33.7%	21.3%	111	94.8%
Princeton	204	+ 33.3%	1.0%	4.9%	65.2%	117	91.4%
Prior Lake	520	+ 14.5%	11.7%	28.8%	34.0%	129	94.9%
Ramsey	372	+ 4.8%	10.2%	29.8%	55.6%	107	95.2%
Randolph	7	0.0%	0.0%	0.0%	57.1%	72	94.4%
Red Wing	217	- 0.5%	1.8%	11.5%	30.4%	159	87.1%
Richfield	544	+ 19.0%	0.7%	8.8%	34.4%	86	94.6%
River Falls	182	+ 34.8%	6.6%	18.7%	34.6%	170	91.2%
Robbinsdale	267	+ 27.8%	4.5%	13.5%	42.7%	106	93.2%
Rockford	59	+ 5.4%	5.1%	18.6%	50.8%	153	95.4%
Rogers	162	+ 31.7%	20.4%	18.5%	40.1%	130	95.0%
Rosemount	375	+ 8.1%	12.0%	35.5%	45.1%	105	95.7%
Roseville	414	+ 33.5%	5.8%	26.8%	21.3%	117	93.5%
Rush City	35	- 16.7%	2.9%	8.6%	77.1%	107	88.5%
Saint Anthony	96	- 5.9%	2.1%	40.6%	25.0%	114	91.8%
Saint Bonifacius	33	+ 57.1%	0.0%	36.4%	39.4%	144	92.7%
Saint Francis	99	- 20.8%	6.1%	14.1%	69.7%	120	93.3%
Saint Louis Park	805	+ 16.8%	2.1%	20.9%	26.8%	99	94.3%
Saint Michael	250	+ 0.8%	7.6%	18.8%	49.6%	108	95.4%
Saint Paul - (Citywide)	3,477	+ 14.7%	0.6%	11.8%	42.2%	115	92.9%
Saint Paul - Battle Creek / Highwood	267	+ 4.3%	0.0%	3.7%	50.6%	118	94.4%
Saint Paul - Como Park	173	+ 50.4%	0.0%	5.2%	24.3%	124	93.1%
Saint Paul - Dayton's Bluff	207	- 1.0%	0.5%	2.9%	65.7%	118	91.6%
Saint Paul - Downtown	123	+ 28.1%	2.4%	96.7%	36.6%	175	89.2%
Saint Paul - Greater East Side	427	- 2.7%	0.7%	1.4%	56.4%	100	93.0%
Saint Paul - Hamline-Midway	134	+ 6.3%	0.0%	0.7%	37.3%	112	93.5%
Saint Paul - Highland Park	335	+ 37.3%	0.3%	8.7%	17.9%	109	93.7%
Saint Paul - Lexington-Hamline	151	+ 21.8%	0.0%	4.0%	23.2%	117	92.6%
Saint Paul - Macalester-Groveland	278	+ 31.8%	1.1%	11.9%	14.4%	90	94.0%
Saint Paul - North End / South Como	306	+ 22.4%	0.3%	5.2%	55.6%	115	93.2%
Saint Paul - Payne-Phalen	327	- 5.2%	0.3%	1.8%	57.8%	106	92.3%
Saint Paul - St. Anthony Park	54	+ 28.6%	7.4%	38.9%	20.4%	111	92.9%
Saint Paul - Summit Hill	82	+ 64.0%	0.0%	39.0%	12.2%	151	93.4%
Saint Paul - Summit-University	151	+ 5.6%	0.0%	47.0%	43.7%	153	89.5%
Saint Paul - Thomas-Dale	124	+ 12.7%	0.8%	2.4%	58.1%	85	95.3%
Saint Paul - West Seventh	158	+ 31.7%	0.6%	22.2%	43.0%	136	93.5%
Saint Paul - West Side	177	+ 16.4%	0.6%	3.4%	55.4%	115	92.2%
Saint Paul Park	81	0.0%	9.9%	16.0%	51.9%	94	93.1%
Savage	518	+ 4.6%	14.3%	28.0%	36.5%	95	96.3%

2012 Annual Report on the Twin Cities Housing Market

Area Overview – Around the Metro



MINNEAPOLIS AREA Association
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	Total Closed Sales	Change from 2011	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Shakopee	600	- 4.2%	7.2%	36.2%	50.2%	104	95.9%
Shoreview	387	+ 44.9%	2.1%	33.9%	27.4%	114	93.2%
Shorewood	118	+ 10.3%	2.5%	16.1%	16.9%	179	92.3%
Somerset	75	+ 82.9%	4.0%	14.7%	72.0%	173	90.1%
South Haven	46	+ 24.3%	0.0%	0.0%	19.6%	204	91.4%
South Saint Paul	362	+ 33.6%	12.4%	14.9%	49.7%	106	92.1%
Spring Lake Park	113	+ 101.8%	1.8%	10.6%	57.5%	103	95.0%
Spring Park	28	+ 115.4%	0.0%	42.9%	39.3%	209	89.5%
Stacy	48	+ 14.3%	4.2%	2.1%	62.5%	97	95.6%
Stillwater	347	+ 14.1%	15.0%	25.9%	29.4%	148	92.4%
Sunfish Lake	7	+ 133.3%	0.0%	0.0%	14.3%	300	90.5%
Tonka Bay	37	+ 32.1%	0.0%	2.7%	24.3%	167	88.7%
Vadnais Heights	160	+ 15.1%	6.3%	43.1%	40.0%	124	92.4%
Vermillion	3	- 40.0%	0.0%	0.0%	66.7%	36	97.2%
Victoria	180	+ 40.6%	23.3%	19.4%	21.1%	150	94.0%
Waconia	203	+ 20.1%	10.3%	19.2%	31.0%	111	94.9%
Watertown	62	- 3.1%	9.7%	11.3%	46.8%	142	91.8%
Wayzata	78	+ 34.5%	6.4%	47.4%	17.9%	186	89.6%
West Saint Paul	267	+ 34.8%	1.9%	23.6%	42.3%	131	92.5%
White Bear Lake	342	+ 16.3%	0.9%	23.1%	33.9%	113	94.0%
Willernie	9	- 18.2%	0.0%	0.0%	66.7%	129	83.6%
Woodbury	1,117	+ 11.8%	12.6%	38.2%	33.3%	103	95.1%
Woodland	15	+ 400.0%	0.0%	6.7%	20.0%	230	93.5%
Wyoming	80	+ 6.7%	2.5%	10.0%	53.8%	111	94.8%
Zimmerman	214	+ 6.5%	2.3%	6.5%	71.0%	101	93.7%
Zumbrota	56	+ 5.7%	8.9%	1.8%	16.1%	78	94.2%

Area Overview – Minneapolis Neighborhoods



	Total Closed Sales	Change from 2011	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Minneapolis - (Citywide)	5,229	+ 19.1%	3.7%	23.3%	33.2%	111	94.0%
Armatage	125	+ 43.7%	1.6%	0.0%	20.0%	87	95.1%
Audubon Park	93	+ 38.8%	1.1%	0.0%	32.3%	78	96.3%
Bancroft	70	+ 18.6%	2.9%	10.0%	35.7%	102	93.5%
Beltrami	12	+ 100.0%	0.0%	0.0%	83.3%	93	93.2%
Bottineau	25	+ 92.3%	0.0%	16.0%	36.0%	102	88.0%
Bryant	48	+ 23.1%	0.0%	0.0%	39.6%	68	97.2%
Bryn Mawr	49	+ 28.9%	0.0%	4.1%	10.2%	179	91.6%
Calhoun (CARAG)	47	+ 62.1%	0.0%	46.8%	21.3%	114	95.4%
Cedar-Isles-Dean	90	+ 69.8%	25.6%	68.9%	31.1%	145	91.9%
Cedar-Riverside	17	- 34.6%	0.0%	94.1%	29.4%	79	92.5%
Central	59	- 22.4%	0.0%	5.1%	55.9%	92	101.2%
Cleveland	71	+ 12.7%	0.0%	0.0%	52.1%	123	88.8%
Columbia Park	33	+ 65.0%	0.0%	0.0%	33.3%	87	96.2%
Cooper	48	- 15.8%	2.1%	2.1%	18.8%	50	97.2%
Corcoran Neighborhood	48	+ 29.7%	0.0%	8.3%	52.1%	106	94.7%
Diamond Lake	91	+ 16.7%	0.0%	0.0%	19.8%	98	95.1%
Downtown East – Mpls	83	+ 16.9%	49.4%	100.0%	2.4%	136	97.2%
Downtown West – Mpls	123	+ 20.6%	0.0%	100.0%	25.2%	129	93.5%
East Calhoun	37	+ 42.3%	8.1%	54.1%	21.6%	104	91.6%
East Harriet	52	+ 18.2%	0.0%	17.3%	9.6%	140	92.6%
East Isles	38	- 9.5%	0.0%	50.0%	10.5%	167	91.1%
East Phillips	32	+ 39.1%	6.3%	28.1%	50.0%	92	91.0%
Elliot Park	89	+ 81.6%	42.7%	100.0%	13.5%	114	97.2%
Ericsson	69	+ 72.5%	0.0%	1.4%	40.6%	77	97.8%
Field	48	+ 45.5%	0.0%	0.0%	31.3%	101	93.1%
Folwell	104	- 12.6%	0.0%	9.6%	54.8%	110	94.7%
Fulton	156	+ 62.5%	3.8%	0.6%	7.1%	90	95.6%
Hale	64	+ 30.6%	1.6%	0.0%	21.9%	104	95.9%
Harrison	21	+ 5.0%	0.0%	19.0%	57.1%	123	92.0%
Hawthorne	30	- 3.2%	0.0%	10.0%	50.0%	113	101.6%
Hiawatha	79	+ 12.9%	2.5%	5.1%	25.3%	86	95.0%
Holland	49	- 12.5%	0.0%	10.2%	44.9%	145	93.6%
Howe	107	+ 25.9%	0.0%	0.9%	27.1%	76	94.2%
Jordan Neighborhood	115	- 6.5%	0.9%	0.0%	59.1%	103	92.6%
Keewaydin	63	+ 5.0%	1.6%	3.2%	36.5%	99	95.2%
Kenny	92	+ 76.9%	1.1%	1.1%	4.3%	85	95.3%
Kenwood	26	+ 62.5%	0.0%	0.0%	3.8%	221	90.8%
Kenyon	34	0.0%	2.9%	2.9%	52.9%	138	85.9%
Kingfield	130	+ 26.2%	0.0%	7.7%	26.9%	82	95.3%
Lind-Bohanon	82	- 28.1%	0.0%	2.4%	65.9%	102	94.2%
Linden Hills	152	+ 8.6%	3.9%	15.1%	15.1%	107	94.4%
Logan Park	18	+ 63.6%	0.0%	11.1%	44.4%	62	91.2%
Longfellow	47	+ 6.8%	0.0%	0.0%	34.0%	100	91.3%

Area Overview – Minneapolis Neighborhoods



	Total Closed Sales	Change from 2011	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Loring Park	96	+ 20.0%	0.0%	100.0%	22.9%	153	93.9%
Lowry Hill	69	+ 13.1%	14.5%	55.1%	15.9%	237	88.7%
Lowry Hill East	39	+ 18.2%	2.6%	64.1%	35.9%	122	93.5%
Lyndale	53	+ 55.9%	0.0%	39.6%	41.5%	121	94.3%
Lynnhurst	109	+ 58.0%	0.0%	2.8%	9.2%	130	93.9%
Marcy Holmes	43	+ 38.7%	11.6%	76.7%	18.6%	146	94.1%
Marshall Terrace	18	+ 28.6%	0.0%	0.0%	38.9%	81	92.1%
McKinley	46	- 20.7%	2.2%	0.0%	54.3%	118	91.4%
Midtown Phillips	43	+ 16.2%	4.7%	37.2%	58.1%	168	91.0%
Minnehaha	90	+ 16.9%	5.6%	16.7%	34.4%	101	94.1%
Morris Park	78	+ 20.0%	0.0%	0.0%	43.6%	128	91.1%
Near North	29	- 32.6%	0.0%	6.9%	69.0%	100	97.2%
Nicollet Island - East Bank	53	+ 23.3%	1.9%	100.0%	28.3%	125	94.4%
North Loop	145	+ 22.9%	6.2%	100.0%	28.3%	113	94.1%
Northeast Park	14	- 6.7%	0.0%	0.0%	50.0%	75	89.4%
Northrup	90	+ 63.6%	0.0%	4.4%	27.8%	100	93.9%
Page	34	+ 30.8%	0.0%	0.0%	23.5%	123	96.4%
Phillips West	22	+ 120.0%	0.0%	63.6%	54.5%	110	95.4%
Powderhorn Park	69	- 9.2%	0.0%	13.0%	46.4%	126	93.2%
Prospect Park	51	+ 96.2%	13.7%	49.0%	37.3%	178	90.2%
Regina	48	+ 26.3%	2.1%	20.8%	52.1%	120	93.9%
Seward	38	- 7.3%	2.6%	18.4%	15.8%	82	98.5%
Sheridan	20	+ 33.3%	0.0%	0.0%	35.0%	56	99.4%
Shingle Creek	61	- 11.6%	0.0%	0.0%	68.9%	92	92.4%
Southeast Como	52	+ 79.3%	15.4%	36.5%	32.7%	134	92.7%
St. Anthony East	16	0.0%	0.0%	31.3%	18.8%	30	99.6%
St. Anthony West	16	- 11.1%	0.0%	25.0%	43.8%	121	93.8%
Standish	132	+ 41.9%	0.8%	5.3%	35.6%	94	95.3%
Stevens Square	28	- 3.4%	0.0%	92.9%	71.4%	155	85.6%
Sumner-Glenwood	13	+ 18.2%	30.8%	69.2%	30.8%	160	86.9%
Tangletown	77	+ 63.8%	0.0%	3.9%	23.4%	94	94.5%
University District	0	--	0.0%	0.0%	0.0%	0	0.0%
Ventura Village	11	+ 22.2%	0.0%	27.3%	72.7%	125	95.0%
Victory	102	+ 34.2%	0.0%	0.0%	46.1%	98	94.4%
Waite Park	102	- 1.9%	0.0%	0.0%	24.5%	83	95.1%
Webber-Camden	94	- 5.1%	0.0%	0.0%	63.8%	124	92.6%
Wenonah	75	+ 50.0%	0.0%	0.0%	45.3%	127	89.9%
West Calhoun	30	+ 66.7%	0.0%	86.7%	26.7%	191	86.4%
Whittier	68	+ 28.3%	4.4%	79.4%	58.8%	145	94.5%
Willard Hay	111	- 18.4%	0.9%	0.0%	55.0%	98	96.2%
Windom	51	+ 15.9%	0.0%	2.0%	31.4%	112	92.4%
Windom Park	61	+ 13.0%	0.9%	0.0%	55.0%	107	92.4%

Area Overview – Townships



	Total Closed Sales	Change from 2011	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Baytown Township	26	+ 85.7%	38.5%	0.0%	11.5%	190	92.5%
Belle Plaine Township	2	0.0%	0.0%	0.0%	100.0%	178	93.7%
Benton Township	0	- 100.0%	0.0%	0.0%	0.0%	0	-100.0%
Blakeley Township	0	--	0.0%	0.0%	0.0%	0	0.0%
Burns Township	6	+ 20.0%	0.0%	0.0%	100.0%	208	84.4%
Camden Township	0	- 100.0%	0.0%	0.0%	0.0%	0	-100.0%
Castle Rock Township	2	- 60.0%	0.0%	0.0%	50.0%	95	98.4%
Cedar Lake Township	15	0.0%	0.0%	6.7%	60.0%	150	93.4%
Credit River Township	36	- 28.0%	5.6%	0.0%	25.0%	167	91.2%
Dahlgren Township	5	+ 400.0%	0.0%	0.0%	40.0%	119	97.4%
Douglas Township	0	--	0.0%	0.0%	0.0%	0	0.0%
Empire Township	32	+ 39.1%	12.5%	12.5%	59.4%	83	94.0%
Eureka Township	12	- 29.4%	0.0%	0.0%	66.7%	232	80.0%
Greenvale Township	1	--	0.0%	0.0%	0.0%	34	94.3%
Grey Cloud Island Township	5	+ 66.7%	0.0%	0.0%	60.0%	177	89.7%
Hancock Township	0	--	0.0%	0.0%	0.0%	0	0.0%
Hassan Township	0	--	0.0%	0.0%	0.0%	0	0.0%
Helena Township	8	+ 166.7%	0.0%	0.0%	37.5%	142	96.4%
Hollywood Township	1	- 50.0%	0.0%	0.0%	0.0%	357	87.5%
Jackson Township	18	- 10.0%	0.0%	0.0%	5.6%	226	84.9%
Laketown Township	10	- 23.1%	0.0%	0.0%	50.0%	212	81.2%
Linwood Township	61	+ 60.5%	6.6%	0.0%	60.7%	144	91.3%
Louisville Township	3	0.0%	0.0%	0.0%	66.7%	239	91.2%
Marshan Township	1	- 75.0%	0.0%	0.0%	100.0%	8	93.2%
May Township	26	+ 36.8%	3.8%	0.0%	19.2%	178	90.7%
New Market Township	16	- 5.9%	12.5%	0.0%	50.0%	118	96.9%
New Scandia Township	0	--	0.0%	0.0%	0.0%	0	0.0%
Nininger Township	4	--	0.0%	0.0%	50.0%	183	94.3%
Randolph Township	0	--	0.0%	0.0%	0.0%	0	0.0%
Ravenna Township	7	0.0%	0.0%	0.0%	57.1%	185	85.4%
San Francisco Township	4	+ 100.0%	0.0%	0.0%	75.0%	181	88.7%
Sand Creek Township	2	- 71.4%	0.0%	0.0%	50.0%	100	88.7%
Sciota Township	1	0.0%	0.0%	0.0%	0.0%	59	98.0%
Spring Lake Township	15	+ 36.4%	0.0%	0.0%	53.3%	175	86.2%
St. Lawrence Township	0	--	0.0%	0.0%	0.0%	0	0.0%
Stillwater Township	23	+ 187.5%	0.0%	0.0%	13.0%	170	93.3%
Vermillion Township	8	--	0.0%	0.0%	50.0%	75	86.7%
Waconia Township	3	0.0%	0.0%	0.0%	33.3%	355	92.8%
Waterford Township	0	--	0.0%	0.0%	0.0%	0	0.0%
Watertown Township	6	+ 50.0%	0.0%	0.0%	33.3%	233	105.2%
West Lakeland Township	38	+ 46.2%	2.6%	0.0%	18.4%	132	93.1%
White Bear Township	133	+ 24.3%	1.5%	31.6%	39.1%	130	92.7%
Young America Township	5	+ 150.0%	0.0%	0.0%	0.0%	170	92.3%

2012 Annual Report on the Twin Cities Housing Market

Area Overview – Counties



MINNEAPOLIS AREA Association
of REALTORS®

	Total Closed Sales	Change from 2011	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	4,907	+ 12.3%	8.7%	19.4%	48.4%	109	94.8%
Carver County	1,601	+ 27.4%	13.4%	24.1%	30.9%	128	94.1%
Chisago County	796	+ 14.4%	5.4%	6.4%	57.3%	129	92.4%
Dakota County	6,022	+ 16.4%	7.0%	33.1%	44.5%	107	94.4%
Goodhue County	527	- 4.5%	2.1%	10.1%	30.4%	175	88.9%
Hennepin County	17,635	+ 19.2%	5.3%	24.4%	32.8%	115	94.0%
Isanti County	557	+ 8.8%	1.6%	7.0%	63.2%	117	93.1%
Kanabec County	248	+ 18.1%	1.6%	0.8%	48.8%	182	87.1%
Mille Lacs County	420	+ 23.2%	1.9%	4.5%	54.8%	144	90.3%
Ramsey County	6,382	+ 20.3%	2.4%	19.1%	38.2%	117	93.1%
Rice County	773	+ 4.0%	4.0%	14.7%	44.2%	118	92.6%
Scott County	2,187	+ 6.0%	10.0%	25.3%	42.0%	114	95.2%
Sherburne County	1,384	+ 10.5%	5.0%	10.6%	55.9%	120	93.5%
St. Croix County	1,188	+ 33.2%	5.9%	13.8%	47.3%	176	92.1%
Washington County	3,721	+ 14.4%	10.1%	26.9%	39.1%	118	94.2%
Wright County	1,888	+ 9.1%	9.5%	14.7%	46.0%	124	94.3%

Median Prices – Around the Metro



	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Twin Cities Region	\$195,000	\$165,000	\$169,900	\$150,000	\$167,900	+ 11.9%	- 13.9%
Afton	\$412,000	\$307,000	\$330,000	\$430,000	\$275,000	- 36.0%	- 33.3%
Albertville	\$201,750	\$167,190	\$150,200	\$142,500	\$149,950	+ 5.2%	- 25.7%
Andover	\$225,400	\$205,000	\$205,000	\$182,000	\$205,000	+ 12.6%	- 9.1%
Annandale	\$170,500	\$154,700	\$154,110	\$153,889	\$170,000	+ 10.5%	- 0.3%
Anoka	\$160,000	\$130,000	\$136,312	\$113,500	\$122,900	+ 8.3%	- 23.2%
Apple Valley	\$206,000	\$170,500	\$177,150	\$149,950	\$175,000	+ 16.7%	- 15.0%
Arden Hills	\$262,600	\$232,250	\$241,025	\$157,500	\$325,000	+ 106.3%	+ 23.8%
Bayport	\$271,000	\$186,000	\$157,500	\$147,000	\$184,500	+ 25.5%	- 31.9%
Becker	\$171,000	\$134,500	\$131,950	\$131,700	\$149,375	+ 13.4%	- 12.6%
Belle Plaine	\$175,000	\$149,900	\$142,250	\$137,300	\$144,500	+ 5.2%	- 17.4%
Bethel	\$159,900	\$140,000	\$147,600	\$100,000	\$112,000	+ 12.0%	- 30.0%
Big Lake	\$150,000	\$135,900	\$140,000	\$117,500	\$134,900	+ 14.8%	- 10.1%
Birchwood Village	\$297,450	\$299,000	\$0	\$240,500	\$227,900	- 5.2%	- 23.4%
Blaine	\$194,750	\$169,900	\$170,500	\$154,900	\$175,000	+ 13.0%	- 10.1%
Bloomington	\$201,500	\$181,200	\$178,322	\$157,000	\$170,875	+ 8.8%	- 15.2%
Brooklyn Center	\$115,000	\$90,000	\$110,000	\$82,300	\$95,000	+ 15.4%	- 17.4%
Brooklyn Park	\$174,500	\$134,020	\$140,000	\$127,000	\$146,000	+ 15.0%	- 16.3%
Buffalo	\$175,000	\$145,500	\$150,000	\$131,500	\$142,000	+ 8.0%	- 18.9%
Burnsville	\$200,000	\$175,000	\$167,000	\$147,750	\$165,500	+ 12.0%	- 17.3%
Cambridge	\$139,500	\$110,125	\$105,000	\$94,000	\$101,300	+ 7.8%	- 27.4%
Cannon Falls	\$155,000	\$146,500	\$139,450	\$121,450	\$145,000	+ 19.4%	- 6.5%
Carver	\$287,000	\$237,950	\$225,900	\$225,000	\$245,000	+ 8.9%	- 14.6%
Centerville	\$209,000	\$222,000	\$180,000	\$154,600	\$180,000	+ 16.4%	- 13.9%
Champlin	\$196,000	\$162,000	\$172,078	\$148,000	\$159,825	+ 8.0%	- 18.5%
Chanhassen	\$296,650	\$287,500	\$313,500	\$297,500	\$280,000	- 5.9%	- 5.6%
Chaska	\$229,250	\$177,500	\$210,750	\$170,000	\$207,000	+ 21.8%	- 9.7%
Chisago	\$190,650	\$175,000	\$159,500	\$155,700	\$168,500	+ 8.2%	- 11.6%
Circle Pines	\$171,100	\$148,750	\$139,900	\$124,150	\$139,450	+ 12.3%	- 18.5%
Clear Lake	\$180,000	\$113,000	\$168,950	\$146,800	\$152,450	+ 3.8%	- 15.3%
Clearwater	\$149,900	\$122,000	\$159,900	\$127,750	\$150,000	+ 17.4%	+ 0.1%
Cokato	\$125,000	\$120,000	\$99,000	\$107,500	\$105,000	- 2.3%	- 16.0%
Cologne	\$207,450	\$205,013	\$193,000	\$189,900	\$182,550	- 3.9%	- 12.0%
Columbia Heights	\$145,000	\$122,500	\$120,000	\$101,500	\$99,900	- 1.6%	- 31.1%
Columbus	\$262,450	\$222,000	\$232,000	\$177,277	\$208,500	+ 17.6%	- 20.6%
Coon Rapids	\$159,900	\$136,500	\$133,000	\$114,900	\$125,500	+ 9.2%	- 21.5%
Corcoran	\$293,950	\$315,000	\$291,500	\$246,000	\$230,000	- 6.5%	- 21.8%
Cottage Grove	\$199,000	\$180,000	\$174,450	\$160,000	\$174,900	+ 9.3%	- 12.1%
Crystal	\$160,750	\$139,950	\$139,900	\$105,000	\$127,550	+ 21.5%	- 20.7%
Dayton	\$260,300	\$197,000	\$205,000	\$142,000	\$191,000	+ 34.5%	- 26.6%
Deephaven	\$485,000	\$545,000	\$509,000	\$322,000	\$493,250	+ 53.2%	+ 1.7%
Delano	\$233,686	\$201,500	\$195,000	\$173,150	\$205,500	+ 18.7%	- 12.1%
Dellwood	\$750,000	\$462,500	\$617,575	\$499,000	\$360,000	- 27.9%	- 52.0%
Eagan	\$215,000	\$182,150	\$189,000	\$170,950	\$194,000	+ 13.5%	- 9.8%

Median Prices – Around the Metro



	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
East Bethel	\$179,988	\$158,950	\$150,400	\$162,500	\$165,000	+ 1.5%	- 8.3%
Eden Prairie	\$280,000	\$250,000	\$264,800	\$257,110	\$257,000	- 0.0%	- 8.2%
Edina	\$389,450	\$324,900	\$339,000	\$339,000	\$343,875	+ 1.4%	- 11.7%
Elk River	\$190,000	\$158,000	\$160,000	\$132,000	\$157,000	+ 18.9%	- 17.4%
Elko New Market	\$235,000	\$229,500	\$209,900	\$193,000	\$215,000	+ 11.4%	- 8.5%
Excelsior	\$450,000	\$332,450	\$277,000	\$350,000	\$291,500	- 16.7%	- 35.2%
Falcon Heights	\$280,250	\$267,500	\$239,500	\$207,500	\$228,706	+ 10.2%	- 18.4%
Faribault	\$133,000	\$115,500	\$118,500	\$100,000	\$115,000	+ 15.0%	- 13.5%
Farmington	\$195,460	\$175,600	\$172,000	\$140,500	\$163,000	+ 16.0%	- 16.6%
Forest Lake	\$204,700	\$142,000	\$135,450	\$153,750	\$185,000	+ 20.3%	- 9.6%
Fridley	\$160,025	\$138,900	\$136,545	\$120,000	\$127,000	+ 5.8%	- 20.6%
Golden Valley	\$263,000	\$220,000	\$235,500	\$199,000	\$218,500	+ 9.8%	- 16.9%
Grant	\$455,000	\$432,500	\$395,000	\$422,500	\$367,500	- 13.0%	- 19.2%
Greenfield	\$235,000	\$153,250	\$237,750	\$373,000	\$350,000	- 6.2%	+ 48.9%
Greenwood	\$705,000	\$796,750	\$659,900	\$755,000	\$675,000	- 10.6%	- 4.3%
Ham Lake	\$289,500	\$235,500	\$227,500	\$211,500	\$232,000	+ 9.7%	- 19.9%
Hamburg	\$82,325	\$124,900	\$102,450	\$75,200	\$111,500	+ 48.3%	+ 35.4%
Hammond	\$150,950	\$127,500	\$116,500	\$115,750	\$121,450	+ 4.9%	- 19.5%
Hampton	\$253,950	\$173,875	\$189,950	\$172,000	\$138,500	- 19.5%	- 45.5%
Hanover	\$229,000	\$229,900	\$208,875	\$214,950	\$211,000	- 1.8%	- 7.9%
Hastings	\$177,500	\$150,000	\$148,500	\$128,500	\$142,000	+ 10.5%	- 20.0%
Hopkins	\$169,000	\$160,000	\$148,000	\$125,000	\$159,950	+ 28.0%	- 5.4%
Hudson	\$218,000	\$195,000	\$194,848	\$184,500	\$195,012	+ 5.7%	- 10.5%
Hugo	\$193,000	\$154,900	\$158,338	\$137,000	\$164,199	+ 19.9%	- 14.9%
Hutchinson	\$150,000	\$124,950	\$127,950	\$115,000	\$111,750	- 2.8%	- 25.5%
Independence	\$490,500	\$306,500	\$433,500	\$247,950	\$387,250	+ 56.2%	- 21.0%
Inver Grove Heights	\$190,000	\$165,751	\$165,500	\$155,000	\$160,000	+ 3.2%	- 15.8%
Isanti	\$145,000	\$120,950	\$114,114	\$91,500	\$117,000	+ 27.9%	- 19.3%
Jordan	\$219,950	\$204,000	\$174,150	\$178,000	\$177,000	- 0.6%	- 19.5%
Lake Elmo	\$450,000	\$405,250	\$369,500	\$374,800	\$367,500	- 1.9%	- 18.3%
Lake Minnetonka Area	\$385,000	\$337,900	\$341,250	\$329,860	\$339,900	+ 3.0%	- 11.7%
Lake St. Croix Beach	\$184,950	\$158,000	\$154,850	\$85,250	\$180,000	+ 111.1%	- 2.7%
Lakeland	\$246,000	\$169,000	\$211,000	\$221,000	\$195,500	- 11.5%	- 20.5%
Lakeland Shores	\$498,500	\$270,000	\$738,100	\$178,139	\$276,250	+ 55.1%	- 44.6%
Lakeville	\$255,000	\$224,188	\$225,000	\$205,000	\$226,000	+ 10.2%	- 11.4%
Lauderdale	\$197,000	\$189,950	\$173,900	\$128,150	\$168,000	+ 31.1%	- 14.7%
Lexington	\$170,000	\$138,250	\$130,000	\$108,563	\$136,950	+ 26.1%	- 19.4%
Lilydale	\$208,500	\$180,000	\$201,500	\$177,500	\$190,000	+ 7.0%	- 8.9%
Lindstrom	\$202,000	\$180,000	\$150,000	\$143,900	\$140,000	- 2.7%	- 30.7%
Lino Lakes	\$227,700	\$218,950	\$211,250	\$174,200	\$208,375	+ 19.6%	- 8.5%
Little Canada	\$205,500	\$175,250	\$106,500	\$140,000	\$175,000	+ 25.0%	- 14.8%
Long Lake	\$248,125	\$197,450	\$198,500	\$186,500	\$227,500	+ 22.0%	- 8.3%
Lonsdale	\$194,000	\$160,750	\$150,000	\$135,000	\$144,900	+ 7.3%	- 25.3%
Loretto	\$218,950	\$190,800	\$215,572	\$217,875	\$130,000	- 40.3%	- 40.6%

Median Prices – Around the Metro



	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Mahtomedi	\$297,000	\$199,000	\$249,995	\$257,500	\$249,900	- 3.0%	- 15.9%
Maple Grove	\$254,600	\$222,000	\$258,000	\$214,000	\$219,700	+ 2.7%	- 13.7%
Maple Lake	\$174,700	\$100,000	\$100,000	\$112,840	\$133,450	+ 18.3%	- 23.6%
Maple Plain	\$159,900	\$161,250	\$166,700	\$153,500	\$187,450	+ 22.1%	+ 17.2%
Maplewood	\$190,000	\$162,000	\$156,000	\$139,400	\$145,000	+ 4.0%	- 23.7%
Marine on St. Croix	\$381,500	\$283,500	\$272,500	\$242,000	\$274,450	+ 13.4%	- 28.1%
Mayer	\$213,600	\$169,900	\$174,950	\$169,900	\$164,405	- 3.2%	- 23.0%
Medina	\$620,000	\$580,000	\$615,000	\$525,000	\$460,000	- 12.4%	- 25.8%
Mendota Heights	\$296,625	\$289,450	\$305,000	\$286,500	\$271,000	- 5.4%	- 8.6%
Minneapolis - (Citywide)	\$168,000	\$145,000	\$160,000	\$140,000	\$165,000	+ 17.9%	- 1.8%
Minneapolis - Calhoun-Isle	\$290,000	\$273,500	\$315,000	\$267,021	\$300,000	+ 12.4%	+ 3.4%
Minneapolis - Camden	\$52,500	\$49,000	\$66,002	\$45,000	\$59,900	+ 33.1%	+ 14.1%
Minneapolis - Central	\$254,950	\$236,825	\$225,000	\$214,000	\$220,000	+ 2.8%	- 13.7%
Minneapolis - Longfellow	\$189,500	\$172,000	\$170,500	\$147,500	\$169,000	+ 14.6%	- 10.8%
Minneapolis - Near North	\$35,725	\$36,700	\$55,000	\$42,750	\$60,000	+ 40.4%	+ 67.9%
Minneapolis - Nokomis	\$209,000	\$189,892	\$195,400	\$162,700	\$176,500	+ 8.5%	- 15.6%
Minneapolis - Northeast	\$164,925	\$150,000	\$151,500	\$125,000	\$140,000	+ 12.0%	- 15.1%
Minneapolis - Phillips	\$85,000	\$78,000	\$110,000	\$72,500	\$90,000	+ 24.1%	+ 5.9%
Minneapolis - Powderhorn	\$130,000	\$123,950	\$135,000	\$110,000	\$116,400	+ 5.8%	- 10.5%
Minneapolis - Southwest	\$275,000	\$260,000	\$276,000	\$264,000	\$277,000	+ 4.9%	+ 0.7%
Minneapolis - University	\$247,118	\$215,000	\$207,950	\$205,250	\$209,900	+ 2.3%	- 15.1%
Minnetonka	\$265,900	\$245,000	\$265,713	\$233,000	\$255,000	+ 9.4%	- 4.1%
Minnetonka Beach	\$616,000	\$2,700,000	\$825,000	\$1,130,000	\$675,000	- 40.3%	+ 9.6%
Minnetrista	\$385,000	\$346,639	\$325,086	\$349,950	\$385,000	+ 10.0%	0.0%
Monticello	\$160,000	\$133,000	\$135,000	\$124,000	\$137,095	+ 10.6%	- 14.3%
Montrose	\$139,900	\$133,943	\$131,371	\$114,950	\$130,357	+ 13.4%	- 6.8%
Mora	\$119,000	\$87,700	\$79,900	\$84,400	\$86,500	+ 2.5%	- 27.3%
Mound	\$207,750	\$181,000	\$188,000	\$150,000	\$169,000	+ 12.7%	- 18.7%
Mounds View	\$175,000	\$153,000	\$166,700	\$134,950	\$139,500	+ 3.4%	- 20.3%
New Brighton	\$210,000	\$187,000	\$178,000	\$157,500	\$165,000	+ 4.8%	- 21.4%
New Germany	\$93,950	\$109,000	\$105,000	\$110,000	\$100,000	- 9.1%	+ 6.4%
New Hope	\$186,000	\$158,250	\$148,000	\$126,125	\$155,000	+ 22.9%	- 16.7%
New Prague	\$192,000	\$170,000	\$161,250	\$143,000	\$174,000	+ 21.7%	- 9.4%
New Richmond	\$141,000	\$139,950	\$135,400	\$110,000	\$124,900	+ 13.5%	- 11.4%
New Trier	\$207,110	\$0	\$149,900	\$0	\$75,000	--	- 63.8%
Newport	\$150,000	\$127,400	\$123,500	\$72,175	\$98,500	+ 36.5%	- 34.3%
North Branch	\$160,000	\$144,350	\$136,000	\$115,000	\$123,650	+ 7.5%	- 22.7%
North Oaks	\$637,735	\$475,000	\$584,000	\$480,000	\$510,000	+ 6.3%	- 20.0%
North Saint Paul	\$159,500	\$160,000	\$145,000	\$120,000	\$139,950	+ 16.6%	- 12.3%
Northfield	\$190,000	\$165,000	\$159,900	\$144,550	\$157,500	+ 9.0%	- 17.1%
Norwood Young America	\$155,000	\$134,500	\$155,450	\$119,900	\$128,912	+ 7.5%	- 16.8%
Oak Grove	\$249,950	\$207,000	\$200,450	\$175,000	\$200,825	+ 14.8%	- 19.7%
Oak Park Heights	\$185,000	\$127,000	\$136,100	\$130,000	\$134,799	+ 3.7%	- 27.1%
Oakdale	\$184,900	\$159,900	\$164,600	\$133,000	\$134,950	+ 1.5%	- 27.0%

Median Prices – Around the Metro



	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Orono	\$767,500	\$595,000	\$565,000	\$532,500	\$379,445	- 28.7%	- 50.6%
Osseo	\$152,000	\$134,500	\$128,500	\$115,000	\$151,500	+ 31.7%	- 0.3%
Otsego	\$175,000	\$159,900	\$160,610	\$159,900	\$163,900	+ 2.5%	- 6.3%
Pine City	\$125,500	\$122,500	\$100,000	\$81,500	\$105,260	+ 29.2%	- 16.1%
Pine Springs	\$334,000	\$485,000	\$390,000	\$300,000	\$271,500	- 9.5%	- 18.7%
Plymouth	\$275,000	\$253,500	\$249,000	\$245,000	\$276,250	+ 12.8%	+ 0.5%
Princeton	\$122,206	\$103,160	\$113,900	\$111,000	\$105,101	- 5.3%	- 14.0%
Prior Lake	\$245,000	\$234,500	\$223,900	\$211,000	\$227,500	+ 7.8%	- 7.1%
Ramsey	\$188,989	\$152,250	\$156,830	\$137,000	\$153,000	+ 11.7%	- 19.0%
Randolph	\$202,000	\$169,400	\$198,900	\$168,937	\$164,900	- 2.4%	- 18.4%
Red Wing	\$142,000	\$139,900	\$125,000	\$119,850	\$127,500	+ 6.4%	- 10.2%
Richfield	\$185,500	\$165,000	\$160,000	\$140,250	\$155,000	+ 10.5%	- 16.4%
River Falls	\$175,000	\$165,000	\$172,500	\$143,600	\$151,000	+ 5.2%	- 13.7%
Robbinsdale	\$160,000	\$145,000	\$131,500	\$104,750	\$123,499	+ 17.9%	- 22.8%
Rockford	\$206,000	\$192,500	\$169,800	\$130,000	\$154,000	+ 18.5%	- 25.2%
Rogers	\$253,000	\$226,825	\$212,000	\$210,000	\$236,000	+ 12.4%	- 6.7%
Rosemount	\$214,950	\$193,500	\$201,500	\$170,000	\$180,500	+ 6.2%	- 16.0%
Roseville	\$225,000	\$198,000	\$190,000	\$158,500	\$187,000	+ 18.0%	- 16.9%
Rush City	\$145,000	\$87,000	\$95,000	\$113,000	\$92,000	- 18.6%	- 36.6%
Saint Anthony	\$220,000	\$210,000	\$181,000	\$178,200	\$154,950	- 13.0%	- 29.6%
Saint Bonifacius	\$223,500	\$170,000	\$178,850	\$145,000	\$189,500	+ 30.7%	- 15.2%
Saint Francis	\$163,250	\$133,000	\$135,000	\$122,100	\$130,000	+ 6.5%	- 20.4%
Saint Louis Park	\$227,000	\$212,500	\$213,250	\$185,000	\$198,000	+ 7.0%	- 12.8%
Saint Michael	\$204,000	\$179,950	\$165,000	\$165,000	\$183,726	+ 11.3%	- 9.9%
Saint Paul - (Citywide)	\$145,000	\$117,500	\$121,250	\$100,000	\$120,000	+ 20.0%	- 17.2%
Saint Paul - Battle Creek / Highwood	\$150,000	\$116,000	\$123,000	\$89,700	\$112,000	+ 24.9%	- 25.3%
Saint Paul - Como Park	\$215,000	\$199,900	\$190,400	\$145,000	\$170,000	+ 17.2%	- 20.9%
Saint Paul - Dayton's Bluff	\$58,563	\$60,000	\$75,000	\$50,000	\$59,900	+ 19.8%	+ 2.3%
Saint Paul - Downtown	\$200,000	\$140,000	\$152,500	\$128,250	\$136,500	+ 6.4%	- 31.8%
Saint Paul - Greater East Side	\$109,948	\$103,000	\$102,500	\$85,000	\$88,900	+ 4.6%	- 19.1%
Saint Paul - Hamline-Midway	\$156,950	\$149,450	\$142,000	\$104,500	\$126,700	+ 21.2%	- 19.3%
Saint Paul - Highland Park	\$248,000	\$225,000	\$232,250	\$235,000	\$229,900	- 2.2%	- 7.3%
Saint Paul - Lexington-Hamline	\$225,000	\$214,900	\$217,000	\$210,000	\$240,000	+ 14.3%	+ 6.7%
Saint Paul - Macalester-Groveland	\$265,000	\$240,000	\$250,000	\$228,750	\$235,000	+ 2.7%	- 11.3%
Saint Paul - North End / South Como	\$81,000	\$75,000	\$76,250	\$57,313	\$74,000	+ 29.1%	- 8.6%
Saint Paul - Payne-Phalen	\$79,950	\$70,000	\$82,250	\$65,000	\$80,250	+ 23.5%	+ 0.4%
Saint Paul - St. Anthony Park	\$241,000	\$258,000	\$216,750	\$180,000	\$190,000	+ 5.6%	- 21.2%
Saint Paul - Summit Hill	\$261,000	\$315,000	\$370,000	\$325,000	\$288,000	- 11.4%	+ 10.3%
Saint Paul - Summit-University	\$165,000	\$125,000	\$157,325	\$130,000	\$148,750	+ 14.4%	- 9.8%
Saint Paul - Thomas-Dale	\$44,450	\$49,500	\$65,450	\$45,000	\$55,000	+ 22.2%	+ 23.7%
Saint Paul - West Seventh	\$151,623	\$148,450	\$142,900	\$103,626	\$121,000	+ 16.8%	- 20.2%
Saint Paul - West Side	\$110,000	\$91,000	\$113,000	\$82,000	\$90,000	+ 9.8%	- 18.2%
Saint Paul Park	\$155,450	\$129,900	\$134,600	\$117,000	\$127,750	+ 9.2%	- 17.8%
Savage	\$240,000	\$210,000	\$200,000	\$186,500	\$207,143	+ 11.1%	- 13.7%

2012 Annual Report on the Twin Cities Housing Market

Median Prices – Around the Metro



MINNEAPOLIS AREA Association
of REALTORS®

	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Shakopee	\$199,888	\$175,000	\$180,000	\$154,900	\$167,500	+ 8.1%	- 16.2%
Shoreview	\$222,000	\$204,950	\$205,000	\$180,000	\$191,000	+ 6.1%	- 14.0%
Shorewood	\$465,000	\$356,200	\$359,288	\$349,950	\$414,950	+ 18.6%	- 10.8%
Somerset	\$145,000	\$136,400	\$130,950	\$127,000	\$119,900	- 5.6%	- 17.3%
South Haven	\$164,750	\$160,000	\$215,500	\$187,500	\$153,500	- 18.1%	- 6.8%
South Saint Paul	\$158,000	\$130,250	\$131,500	\$114,995	\$111,000	- 3.5%	- 29.7%
Spring Lake Park	\$159,000	\$136,500	\$131,000	\$92,250	\$118,000	+ 27.9%	- 25.8%
Spring Park	\$229,900	\$270,000	\$266,500	\$199,900	\$352,500	+ 76.3%	+ 53.3%
Stacy	\$175,000	\$153,450	\$138,500	\$139,000	\$108,750	- 21.8%	- 37.9%
Stillwater	\$262,950	\$208,500	\$230,000	\$208,000	\$216,250	+ 4.0%	- 17.8%
Sunfish Lake	\$1,051,250	\$830,000	\$300,000	\$550,320	\$685,000	+ 24.5%	- 34.8%
Tonka Bay	\$1,062,500	\$525,000	\$495,000	\$550,000	\$797,500	+ 45.0%	- 24.9%
Vadnais Heights	\$195,900	\$153,500	\$165,000	\$165,000	\$149,900	- 9.2%	- 23.5%
Vermillion	\$175,000	\$169,900	\$145,013	\$153,500	\$187,500	+ 22.1%	+ 7.1%
Victoria	\$401,000	\$330,375	\$374,695	\$351,250	\$341,990	- 2.6%	- 14.7%
Waconia	\$237,000	\$199,700	\$213,500	\$187,500	\$204,250	+ 8.9%	- 13.8%
Watertown	\$186,000	\$175,263	\$159,500	\$118,000	\$153,000	+ 29.7%	- 17.7%
Wayzata	\$409,400	\$500,000	\$439,000	\$426,000	\$418,000	- 1.9%	+ 2.1%
West Saint Paul	\$160,800	\$126,500	\$136,500	\$120,000	\$125,700	+ 4.8%	- 21.8%
White Bear Lake	\$200,000	\$167,000	\$175,000	\$148,500	\$162,000	+ 9.1%	- 19.0%
Willernie	\$147,175	\$70,000	\$117,699	\$77,000	\$141,500	+ 83.8%	- 3.9%
Woodbury	\$261,900	\$239,000	\$243,750	\$219,700	\$240,000	+ 9.2%	- 8.4%
Woodland	\$2,513,000	\$847,500	\$561,000	\$1,065,000	\$700,000	- 34.3%	- 72.1%
Wyoming	\$189,900	\$165,000	\$156,700	\$150,000	\$163,750	+ 9.2%	- 13.8%
Zimmerman	\$154,950	\$135,000	\$143,700	\$118,000	\$130,000	+ 10.2%	- 16.1%
Zumbrota	\$166,178	\$154,000	\$129,700	\$132,950	\$147,950	+ 11.3%	- 11.0%

Median Prices – Minneapolis Neighborhoods



	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Minneapolis	\$168,000	\$145,000	\$160,000	\$140,000	\$165,000	+ 17.9%	- 1.8%
Armatage	\$243,000	\$231,500	\$225,000	\$205,500	\$218,000	+ 6.1%	- 10.3%
Audubon Park	\$175,953	\$169,400	\$169,500	\$137,275	\$144,259	+ 5.1%	- 18.0%
Bancroft	\$147,500	\$151,500	\$153,750	\$127,000	\$143,500	+ 13.0%	- 2.7%
Beltrami	\$140,000	\$115,000	\$116,000	\$100,450	\$72,500	- 27.8%	- 48.2%
Bottineau	\$144,950	\$89,000	\$156,500	\$80,001	\$132,000	+ 65.0%	- 8.9%
Bryant	\$75,500	\$115,000	\$123,000	\$110,000	\$125,500	+ 14.1%	+ 66.2%
Bryn Mawr	\$308,500	\$254,000	\$306,000	\$317,000	\$274,000	- 13.6%	- 11.2%
Calhoun (CARAG)	\$207,000	\$265,500	\$203,500	\$195,000	\$206,186	+ 5.7%	- 0.4%
Cedar-Isles-Dean	\$345,000	\$385,000	\$315,000	\$320,000	\$302,750	- 5.4%	- 12.2%
Cedar-Riverside	\$142,750	\$109,500	\$111,950	\$116,950	\$119,050	+ 1.8%	- 16.6%
Central	\$84,950	\$71,600	\$118,950	\$78,450	\$89,000	+ 13.4%	+ 4.8%
Cleveland	\$52,000	\$78,000	\$87,000	\$50,000	\$74,000	+ 48.0%	+ 42.3%
Columbia Park	\$151,750	\$105,000	\$138,200	\$120,718	\$127,000	+ 5.2%	- 16.3%
Cooper	\$215,000	\$192,000	\$192,000	\$165,000	\$202,500	+ 22.7%	- 5.8%
Corcoran Neighborhood	\$170,000	\$136,000	\$145,500	\$99,900	\$105,000	+ 5.1%	- 38.2%
Diamond Lake	\$238,250	\$223,700	\$226,950	\$195,000	\$210,000	+ 7.7%	- 11.9%
Downtown East – Mpls	\$397,414	\$374,243	\$369,861	\$415,000	\$412,500	- 0.6%	+ 3.8%
Downtown West – Mpls	\$200,000	\$180,000	\$186,000	\$166,000	\$184,900	+ 11.4%	- 7.6%
East Calhoun	\$306,650	\$234,750	\$416,500	\$390,000	\$407,500	+ 4.5%	+ 32.9%
East Harriet	\$242,250	\$289,950	\$298,500	\$293,500	\$272,000	- 7.3%	+ 12.3%
East Isles	\$270,000	\$278,000	\$244,500	\$275,000	\$299,000	+ 8.7%	+ 10.7%
East Phillips	\$89,900	\$59,000	\$99,000	\$55,000	\$82,650	+ 50.3%	- 8.1%
Elliot Park	\$301,750	\$255,000	\$240,700	\$220,000	\$182,500	- 17.0%	- 39.5%
Ericsson	\$205,000	\$198,948	\$197,750	\$160,750	\$174,950	+ 8.8%	- 14.7%
Field	\$208,500	\$198,750	\$192,500	\$180,000	\$185,750	+ 3.2%	- 10.9%
Folwell	\$36,000	\$35,000	\$45,000	\$30,325	\$45,000	+ 48.4%	+ 25.0%
Fulton	\$347,950	\$315,000	\$303,905	\$336,000	\$349,000	+ 3.9%	+ 0.3%
Hale	\$267,500	\$277,550	\$255,000	\$249,000	\$266,000	+ 6.8%	- 0.6%
Harrison	\$57,000	\$42,000	\$84,900	\$76,450	\$65,000	- 15.0%	+ 14.0%
Hawthorne	\$27,000	\$37,300	\$54,900	\$46,500	\$57,500	+ 23.7%	+ 113.0%
Hiawatha	\$199,500	\$182,000	\$162,550	\$150,400	\$165,000	+ 9.7%	- 17.3%
Holland	\$113,750	\$84,000	\$118,500	\$63,575	\$100,000	+ 57.3%	- 12.1%
Howe	\$175,000	\$175,000	\$164,000	\$125,900	\$165,000	+ 31.1%	- 5.7%
Jordan Neighborhood	\$29,000	\$29,000	\$40,000	\$29,000	\$50,000	+ 72.4%	+ 72.4%
Keewaydin	\$215,000	\$207,000	\$215,250	\$161,775	\$188,500	+ 16.5%	- 12.3%
Kenny	\$255,000	\$242,500	\$251,000	\$242,500	\$246,950	+ 1.8%	- 3.2%
Kenwood	\$810,000	\$885,000	\$817,500	\$682,500	\$760,000	+ 11.4%	- 6.2%
Kenyon	\$127,713	\$107,000	\$90,000	\$68,300	\$62,750	- 8.1%	- 50.9%
Kingfield	\$220,000	\$189,900	\$224,900	\$178,000	\$227,000	+ 27.5%	+ 3.2%
Lind-Bohanon	\$65,000	\$51,838	\$79,000	\$50,000	\$54,250	+ 8.5%	- 16.5%
Linden Hills	\$339,300	\$330,000	\$373,000	\$345,000	\$373,750	+ 8.3%	+ 10.2%
Logan Park	\$158,500	\$152,500	\$180,500	\$129,250	\$153,850	+ 19.0%	- 2.9%
Longfellow	\$173,225	\$152,000	\$158,200	\$121,000	\$155,000	+ 28.1%	- 10.5%

Median Prices – Minneapolis Neighborhoods



	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Loring Park	\$219,000	\$178,400	\$200,000	\$169,000	\$157,450	- 6.8%	- 28.1%
Lowry Hill	\$506,000	\$276,443	\$455,000	\$239,900	\$494,500	+ 106.1%	- 2.3%
Lowry Hill East	\$200,500	\$103,500	\$200,000	\$233,050	\$236,500	+ 1.5%	+ 18.0%
Lyndale	\$158,500	\$126,063	\$149,000	\$125,000	\$117,000	- 6.4%	- 26.2%
Lynnhurst	\$435,000	\$399,700	\$448,716	\$417,000	\$414,500	- 0.6%	- 4.7%
Marcy Holmes	\$311,450	\$243,000	\$438,750	\$312,000	\$299,900	- 3.9%	- 3.7%
Marshall Terrace	\$100,000	\$125,000	\$124,000	\$68,650	\$128,000	+ 86.5%	+ 28.0%
McKinley	\$32,750	\$27,000	\$39,000	\$35,000	\$44,450	+ 27.0%	+ 35.7%
Midtown Phillips	\$87,550	\$85,550	\$119,000	\$84,850	\$94,900	+ 11.8%	+ 8.4%
Minnehaha	\$194,800	\$172,000	\$169,000	\$144,000	\$149,000	+ 3.5%	- 23.5%
Morris Park	\$160,000	\$112,000	\$152,250	\$109,950	\$125,000	+ 13.7%	- 21.9%
Near North	\$54,000	\$55,000	\$71,100	\$37,756	\$63,750	+ 68.8%	+ 18.1%
Nicollet Island - East Bank	\$382,500	\$269,950	\$250,000	\$300,000	\$322,500	+ 7.5%	- 15.7%
North Loop	\$251,000	\$249,500	\$248,875	\$223,700	\$263,000	+ 17.6%	+ 4.8%
Northeast Park	\$103,100	\$144,400	\$150,450	\$52,000	\$88,875	+ 70.9%	- 13.8%
Northrup	\$219,300	\$195,000	\$206,450	\$182,000	\$195,000	+ 7.1%	- 11.1%
Page	\$310,000	\$285,000	\$293,750	\$254,500	\$306,000	+ 20.2%	- 1.3%
Phillips West	\$62,500	\$88,000	\$106,700	\$50,000	\$71,000	+ 42.0%	+ 13.6%
Powderhorn Park	\$125,000	\$104,900	\$113,750	\$73,250	\$99,900	+ 36.4%	- 20.1%
Prospect Park	\$248,000	\$213,500	\$220,000	\$229,750	\$230,000	+ 0.1%	- 7.3%
Regina	\$160,000	\$118,500	\$164,900	\$107,000	\$133,241	+ 24.5%	- 16.7%
Seward	\$200,000	\$170,950	\$197,200	\$161,000	\$171,300	+ 6.4%	- 14.4%
Sheridan	\$135,000	\$86,750	\$136,000	\$89,000	\$111,500	+ 25.3%	- 17.4%
Shingle Creek	\$99,250	\$72,500	\$98,884	\$55,000	\$60,225	+ 9.5%	- 39.3%
Southeast Como	\$204,000	\$189,000	\$168,000	\$157,000	\$151,450	- 3.5%	- 25.8%
St. Anthony East	\$169,000	\$143,750	\$179,900	\$120,550	\$149,586	+ 24.1%	- 11.5%
St. Anthony West	\$203,000	\$249,575	\$221,000	\$207,250	\$171,750	- 17.1%	- 15.4%
Standish	\$175,000	\$165,000	\$156,000	\$128,500	\$142,000	+ 10.5%	- 18.9%
Stevens Square	\$146,750	\$110,000	\$68,900	\$62,950	\$104,000	+ 65.2%	- 29.1%
Sumner-Glenwood	\$189,500	\$182,500	\$155,000	\$170,000	\$201,500	+ 18.5%	+ 6.3%
Tangletown	\$308,900	\$266,050	\$315,000	\$330,000	\$320,000	- 3.0%	+ 3.6%
University District	\$278,600	\$210,000	\$225,000	\$0	\$0	--	- 100.0%
Ventura Village	\$109,900	\$100,500	\$79,450	\$57,900	\$66,100	+ 14.2%	- 39.9%
Victory	\$96,500	\$85,000	\$115,000	\$85,200	\$98,075	+ 15.1%	+ 1.6%
Waite Park	\$183,500	\$174,200	\$168,000	\$137,588	\$159,150	+ 15.7%	- 13.3%
Webber-Camden	\$50,000	\$40,000	\$61,000	\$42,000	\$47,500	+ 13.1%	- 5.0%
Wenonah	\$185,000	\$176,000	\$171,200	\$143,000	\$152,500	+ 6.6%	- 17.6%
West Calhoun	\$177,000	\$365,000	\$567,500	\$104,500	\$163,250	+ 56.2%	- 7.8%
Whittier	\$112,900	\$109,660	\$100,000	\$107,000	\$84,250	- 21.3%	- 25.4%
Willard Hay	\$45,000	\$40,000	\$66,450	\$51,750	\$67,000	+ 29.5%	+ 48.9%
Windom	\$216,500	\$196,750	\$226,225	\$163,832	\$185,915	+ 13.5%	- 14.1%
Windom Park	\$205,000	\$172,000	\$146,000	\$164,163	\$163,500	- 0.4%	- 20.2%

Median Prices – Townships



	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Baytown Township	\$560,000	\$425,000	\$547,900	\$455,000	\$509,167	+ 11.9%	- 9.1%
Belle Plaine Township	\$235,000	\$142,750	\$65,000	\$212,500	\$216,000	+ 1.6%	- 8.1%
Benton Township	\$0	\$0	\$0	\$165,000	\$0	- 100.0%	--
Blakeley Township	\$297,000	\$205,000	\$0	\$0	\$0	--	- 100.0%
Burns Township	\$262,547	\$221,000	\$209,125	\$119,900	\$181,500	+ 51.4%	- 30.9%
Camden Township	\$0	\$0	\$219,000	\$177,500	\$0	- 100.0%	--
Castle Rock Township	\$250,000	\$162,500	\$141,500	\$160,000	\$256,250	+ 60.2%	+ 2.5%
Cedar Lake Township	\$378,000	\$365,000	\$273,950	\$330,000	\$203,000	- 38.5%	- 46.3%
Credit River Township	\$605,000	\$402,250	\$400,000	\$392,000	\$438,000	+ 11.7%	- 27.6%
Dahlgren Township	\$0	\$383,000	\$135,000	\$470,000	\$250,000	- 46.8%	--
Douglas Township	\$430,000	\$0	\$181,000	\$0	\$0	--	- 100.0%
Empire Township	\$282,900	\$138,200	\$189,250	\$154,000	\$208,000	+ 35.1%	- 26.5%
Eureka Township	\$162,500	\$116,750	\$127,000	\$172,100	\$132,500	- 23.0%	- 18.5%
Greenvale Township	\$0	\$351,707	\$0	\$0	\$150,000	--	--
Grey Cloud Island Township	\$365,000	\$154,500	\$500,000	\$270,000	\$203,000	- 24.8%	- 44.4%
Hancock Township	\$56,000	\$176,500	\$216,400	\$0	\$0	--	- 100.0%
Hassan Township	\$0	\$0	\$0	\$0	\$0	--	--
Helena Township	\$0	\$405,000	\$215,000	\$260,000	\$303,000	+ 16.5%	--
Hollywood Township	\$0	\$230,500	\$229,250	\$319,950	\$210,000	- 34.4%	--
Jackson Township	\$162,000	\$173,000	\$108,500	\$143,000	\$214,750	+ 50.2%	+ 32.6%
Laketown Township	\$199,900	\$160,000	\$154,250	\$189,900	\$129,750	- 31.7%	- 35.1%
Linwood Township	\$177,250	\$187,900	\$160,000	\$139,750	\$156,600	+ 12.1%	- 11.7%
Louisville Township	\$400,000	\$0	\$406,078	\$395,000	\$115,000	- 70.9%	- 71.3%
Marshan Township	\$0	\$309,500	\$302,500	\$284,200	\$205,000	- 27.9%	--
May Township	\$450,450	\$332,000	\$345,000	\$285,000	\$310,000	+ 8.8%	- 31.2%
New Market Township	\$417,500	\$349,900	\$271,200	\$266,000	\$331,500	+ 24.6%	- 20.6%
New Scandia Township	\$245,000	\$154,000	\$0	\$0	\$0	--	- 100.0%
Nininger Township	\$0	\$0	\$272,450	\$0	\$400,000	--	--
Randolph Township	\$243,500	\$335,000	\$350,000	\$0	\$0	--	- 100.0%
Ravenna Township	\$198,500	\$187,000	\$213,000	\$200,000	\$219,165	+ 9.6%	+ 10.4%
San Francisco Township	\$485,000	\$132,500	\$307,000	\$199,250	\$242,500	+ 21.7%	- 50.0%
Sand Creek Township	\$170,000	\$0	\$271,900	\$152,500	\$269,000	+ 76.4%	+ 58.2%
Sciota Township	\$0	\$176,000	\$348,800	\$323,850	\$245,000	- 24.3%	--
Spring Lake Township	\$350,000	\$252,500	\$324,900	\$263,500	\$301,000	+ 14.2%	- 14.0%
St. Lawrence Township	\$0	\$0	\$0	\$0	\$0	--	--
Stillwater Township	\$399,900	\$357,450	\$342,500	\$350,000	\$356,500	+ 1.9%	- 10.9%
Vermillion Township	\$0	\$285,000	\$162,500	\$0	\$298,000	--	--
Waconia Township	\$258,500	\$187,000	\$300,000	\$96,000	\$366,000	+ 281.3%	+ 41.6%
Waterford Township	\$0	\$0	\$0	\$0	\$0	--	--
Watertown Township	\$0	\$245,000	\$138,500	\$472,500	\$297,500	- 37.0%	--
West Lakeland Township	\$500,000	\$384,500	\$381,750	\$308,000	\$399,950	+ 29.9%	- 20.0%
White Bear Township	\$260,000	\$214,000	\$196,000	\$181,000	\$179,500	- 0.8%	- 31.0%
Young America Township	\$194,900	\$239,775	\$565,000	\$262,400	\$215,000	- 18.1%	+ 10.3%

Median Prices – Counties



	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Anoka County	\$180,000	\$155,000	\$155,000	\$136,900	\$152,000	+ 11.0%	- 15.6%
Carver County	\$248,500	\$218,000	\$230,000	\$215,784	\$229,900	+ 6.5%	- 7.5%
Chisago County	\$175,000	\$155,000	\$145,250	\$136,000	\$139,000	+ 2.2%	- 20.6%
Dakota County	\$205,000	\$174,250	\$175,000	\$156,000	\$170,814	+ 9.5%	- 16.7%
Goodhue County	\$152,500	\$144,950	\$134,500	\$127,000	\$134,900	+ 6.2%	- 11.5%
Hennepin County	\$205,000	\$174,025	\$184,000	\$162,500	\$182,500	+ 12.3%	- 11.0%
Isanti County	\$140,000	\$119,000	\$109,900	\$94,950	\$117,900	+ 24.2%	- 15.8%
Kanabec County	\$99,750	\$84,950	\$85,000	\$76,250	\$79,750	+ 4.6%	- 20.1%
Mille Lacs County	\$113,050	\$92,000	\$89,000	\$85,000	\$92,005	+ 8.2%	- 18.6%
Ramsey County	\$174,900	\$144,000	\$145,000	\$125,500	\$142,000	+ 13.1%	- 18.8%
Rice County	\$155,250	\$145,000	\$140,000	\$125,000	\$134,000	+ 7.2%	- 13.7%
Scott County	\$224,700	\$200,000	\$190,000	\$180,000	\$197,000	+ 9.4%	- 12.3%
Sherburne County	\$163,500	\$144,000	\$149,900	\$129,900	\$143,150	+ 10.2%	- 12.4%
St. Croix County	\$175,000	\$161,450	\$160,000	\$144,650	\$149,000	+ 3.0%	- 14.9%
Washington County	\$226,000	\$189,000	\$195,000	\$179,000	\$200,000	+ 11.7%	- 11.5%
Wright County	\$179,900	\$153,450	\$152,390	\$139,000	\$152,000	+ 9.4%	- 15.5%



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	88,129	\$13.80	57,457	\$240,005
2004	100,035	\$15.62	60,176	\$259,292
2005	99,629	\$16.60	60,061	\$273,673
2006	108,033	\$13.92	49,414	\$279,151
2007	104,986	\$11.41	41,027	\$275,774
2008	93,464	\$9.44	39,598	\$236,570
2009	82,977	\$9.19	45,877	\$199,377
2010	81,858	\$8.16	38,288	\$211,338
2011	68,886	\$8.10	41,606	\$193,341
2012	65,914	\$10.32	48,641	\$210,787

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.

2003–Present

Home sales were recalculated in 2012 to account for all late-recorded activity, affecting data back to 2003.

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