

Todd W. Smith, AMA
Accredited Minnesota Assessor

TO: City of Columbus, Councilmember's and Residents

FROM: Todd W. Smith, AMA #1857
Columbus City Assessor

DATE: May 26, 2020

RE: 2020 Pay 2021 Assessment Report

Introduction

I have prepared this 2020 Assessment Report for use by the City Council and Residents. The Assessment Report includes general information about both the appeals and assessment process, as well as specific information regarding the 2020 assessment.

Minnesota Statutes establish specific requirements for the assessment of property. The law requires that all real property be valued at market value, which is defined as the usual or most likely selling price as of January 2, 2020.

The 2020 estimated market values are based upon actual real estate market trends and sales within the City of Columbus between October 1, 2018 through September 30, 2019. From these trends our mass appraisal system is used to determine individual property values. Property owners who have questions or concerns regarding the market value set for their property are asked to contact me prior to this meeting. This allows me the opportunity to answer any questions they might have. I have found that many property owner concerns can be resolved by discussion.

If I am unable to resolve a property owner's concerns regarding their market value, the appeal can be brought to this local Board of Appeal and Equalization and then on to the County Board of Appeal and Equalization.

The 2020 Assessment Summary

As previously mentioned, State Statutes require all real property within the City of Columbus to be valued at market value as of the January 2nd assessment date. The 2020 assessment has met all assessment standards set by the State of Minnesota.

Statistically, based upon the 26 qualified residential sales within the City during this sales period, and after value adjustments made accordingly by zone, the final result was an assessment that qualifies as "excellent" in the eyes of the Minnesota Dept. of Revenue with a median of 93.90, a coefficient of dispersion of for all property types at 7.95 and a Price Related Differential of 100.10

Land changes made to this 2020 assessment from the 2019 assessment were as follows:

Columbus Commercial/Industrial land:

I-35 corridor Land No change

Lake Drive corridor Land Revalued in 2017

Commercial/Industrial building rates were adjusted on a Countywide basis based on Countywide sales.

All residential buildings rates were adjusted approximately +7% countywide by style and quality.

Adjustments to Columbus land zone values were as follows:

Zone 0 (Ag site) no change

Zone 1 (Res 1 - 3 ac) -19%

Zone 3 (Res 4 - 9 ac) -15%

Zone 7 (Lakeshore)** .05% (land increases have peaked)

Zone 9 (Res. 10+ ac) -15%

** Columbus lakeshore land rates are calculated together with sales in East Bethel. For this 2020 assessment the City of Columbus there was 1 qualified sale only. Lakeshore rates for this 2020 assessment were unchanged at approximately \$2,219/ff.

In summary, we saw last year's overall (all property types) estimated market value of the City at \$682,701,200, increase by 10.68 for this 2020 assessment to **a new overall market value of \$694,337,300**. This is a nearly identical increase in the City's tax base from the 10.7% increase the City experienced last year. Approximately 24.4% of this value change was attributed to new construction. In my opinion, this is a good indicator of the demand for homes in Columbus, while the number of bank/foreclosure sales were in effect non-existent at only 2.

In terms of where Columbus stands with respect to the rebounding real estate market, the answer is probably better than average. While other area communities were plagued by an overwhelming number of foreclosures, Columbus has consistently had significantly less foreclosure sales, which translates to higher sales prices.

I have included the Minneapolis Assn. of Realtors Residential Real Estate Report which includes much historical data surrounding the state of the real estate market in Columbus as well as the entire area. The 2019 Report states that market values increased by 25% in Columbus for 2018. The median sales price went from \$277,500 in 2017, to \$365,500 in 2018 with a more modest increase to \$369,900 for 2019. To me this indicates a slowing down of the recent Real Estate activity. Columbus is fairly stable this past year with modest increases in valuation and in some cases a slight decrease.

Conclusion

As your City Assessor, it is my priority to represent your community with utmost dignity and respect, and to make every property owner feel as though they are being heard. Obviously, I'm not able to tell everyone just what they want to hear, but it is my hope that through explanation, and discussion, there can be a better understanding.

If there are any questions from members of the City Council or City Staff, or City Residents, please do not hesitate to call me. I am available to City residents always during normal business hours and by appointment on evenings and weekends.

In closing, I would like to take this opportunity to thank the City of Columbus for allowing me the privilege of serving as your City Assessor. I can assure you that I take the responsibilities of those duties most seriously.

If you or anyone has questions relating to property tax assessment, I would be most pleased to discuss these issues with you. You can reach me at my Cell # (651) 402-8876

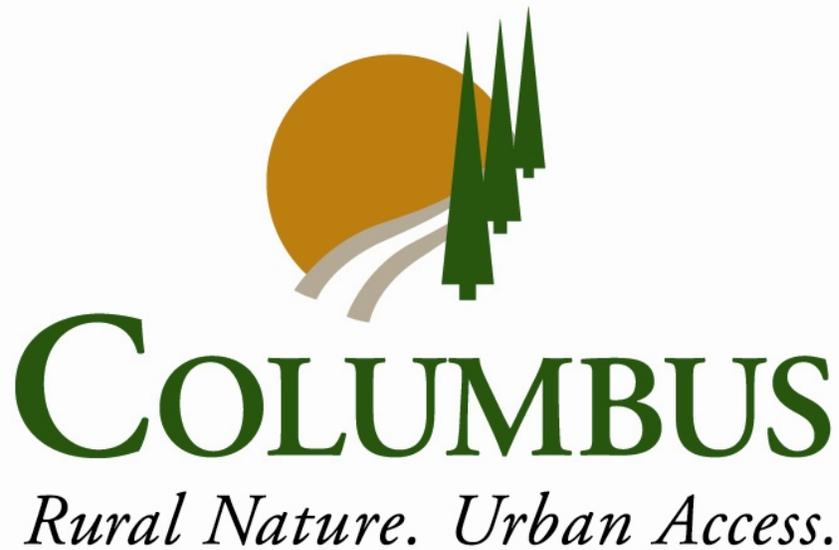
Sincerely,



Todd W. Smith, AMA #1857
Columbus City Assessor

Board of Equalization Meeting

Columbus, Minnesota
May 26, 2020



Todd W. Smith, AMA
Columbus City Assessor

Table of Contents

Assessment Calendar	3
The 2020 Assessment	4
2020 Quintile	5
Reassessment	6
Market Value	6
Authority of the Local Board of Appeal and Equalization	7
Local Market Values	11
2019-2020 Market Value Comparison	11
Parcel Distribution by Type	132
Residential Appraisal System	13
Sales Studies	13
Sales Statistics Defined	14
Current Sales Study Statistics	15
Residential Tax Changes Examined	16
2020 Real Estate Tax Information	16
Appeals Procedure	17
Sample Valuation Notice	19
Sample Property Tax Statement	21
APPENDIX.....2019 Residential Annual Housing Market Report (Mpls Board of Realtors)	

The 2020 Assessment

The 2020 assessment should reflect the market sales from October 1, 2018 through September 31, 2019. Sales of property are constantly analyzed to chart the activity of the marketplace. The Assessing staff does not create value; they only measure its movement.

Assessing property values equitably is part science, part judgment and part communication skill. Training as an assessor cannot tell us how to find the "perfect" value of a property, but it does help us consistently produce the same estimate of value for identical properties. That after all, is the working definition of equalization.

As of January 2, 2020, there were 2,571 parcels / accounts in the City. This total includes:

- 1,765 Residential & Seasonal improved / vacant parcels
- 138 commercial and industrial parcels / Utility (including 24 billboards)
- 56 Split Class parcels* (includes 12 billboards) approx.
- 278 Agricultural improved & vacant parcels
- 390 Tax Exempt and Tax Forfeit parcels
- 2,571 Total Parcels

Current state law mandates that all property must be re-assessed each year and physically reviewed once every five years. We also inspect all properties with new construction each year.

City of Columbus

YEARLY SCHEDULED QUINTILES:

Current state law mandates that all property must be re-assessed each year and physically reviewed once every five years. We also inspect all properties with new construction each year.

For the 2020 Assessment, Sections 25 thru 36 (upper tier) and Sec 1 were inspected & revalued for the AY 2020 assessment. In all just less than 400 parcels were reviewed in the quintile review plus any parcels having new construction.

For the upcoming 2021 Assessment, Sections 2 thru 12 (upper tier) will be inspected, as well as all new construction and incomplete construction from last year.

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Reassessment

State Statute reads: *"All real property subject to taxation shall be listed and reassessed every year with reference to its value on January 2nd preceding the assessment."* This has been done, and the owners of property in Columbus have been notified of any value change. Minnesota Statute 273.11 reads: *"All property shall be valued at its market value."* It further states that *"In estimating and determining such value, the Assessor shall not adopt a lower or different standard of value because the same is to serve as a basis for taxation, nor shall the assessor adopt as a criterion of value the price for which such property would sell at auction or at a forced sale, or in the aggregate with all the property in the town or district; but the assessor shall value each article or description of property by itself, and at such sum or price as the assessor believes the same to be fairly worth in money."* The Statute says all property shall be valued at market value, not may be valued at market value. This means that no factors other than market factors should affect the Assessor's value and the subsequent action by the Board of Equalization.

Market Value

Market value has been defined many different ways. One way used by many appraisers is the following:

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by any undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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Authority of the Local Board of Equalization

Assessments of property are made to provide the means for the measuring of the relative share of each taxpayer in the meeting of the costs of local government. It is the duty of the Assessor to assess all real and personal property except that which is exempt or taxable under some special method of taxation. If the burden of local government is to be fairly and justly shared among the owners of all property of value, it is necessary that all taxable property be listed on the tax rolls and that all assessments be made accurately.

Whenever any property that should be assessed is omitted from the tax rolls, an unfair burden falls upon the owners of all property that has been assessed. If any property is undervalued in relation to the other property on the assessment record, the owners of the other property are called upon automatically to assume part of the tax burden that should be borne by the undervalued property. Fairness and justice in property taxation demands both completeness and equality in assessment.

Minnesota Statutes Section 274.01 provides that the council of each city shall be or appoint a Board of Appeal and Equalization. The charter of certain cities provides for the establishment of a Board of Equalization. The provisions of Section 274.01 and this regulation apply to all Boards of Appeal or Boards of Equalization.

The 2003 Legislature enacted State Statute 274.014 which requires that there be at least one member at each meeting of a Local Board of Appeal and Equalization (beginning with the 2006 local boards) who has attended an appeals and equalization course developed or approved by the Commissioner of Revenue within the last four years.

Section 274.01 states the county assessor shall fix a date for each Board of Appeal and Equalization to meet for the purpose of reviewing the assessment of property in its respective town or city. The county assessor is required to serve written notice to the clerk of each of such bodies on or before February 15th of each year.

These meetings are required to be held between April 1st and May 31st; and the clerk of the Board of Appeal and Equalization is required to give published and posted notice at least ten days before the date set for the first meeting.

The Board of Appeal and Equalization of any city, unless a longer period is approved by the Commissioner of Revenue, must complete its work and adjourn within twenty days (20) from the time of convening specified in the notice of the clerk. No action taken subsequent to such date shall be valid.

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A request for additional time in order to complete the work of the Board of Appeal and Equalization must be addressed to the Commissioner of Revenue in writing. The Commissioner's approval is necessary to legalize any procedure subsequent to the expiration of the twenty-day period.

The Commissioner of Revenue will not, however, extend the time for local Boards of Appeal and Equalization to meet beyond the time when the County Board of Equalization meets. **In 2020, the Anoka County Board of Appeal and Equalization will meet on June 15th at 6pm.**

The authority of the local Board extends over the individual assessments of real and personal property. The Board does not have the power to increase or decrease by percentage all of the assessments in the district of a given class of property. Changes in aggregate assessments by classes are made by the County Board of Equalization.

Although the Local Board of Appeal and Equalization has the authority to increase or reduce individual assessments, the total of such adjustments must not reduce the aggregate assessment made by the Assessor by more than one percent of said aggregate assessment. If the total of such adjustments does lower the aggregate assessment made by the Assessor by more than one percent, none of the adjustments will be allowed. This limitation does not apply, however, to the correction of clerical errors or to the removal of duplicate assessments.

The Local Board of Appeal and Equalization does not have the authority in any year to reopen former assessments on which taxes are due and payable. The Board considers only the assessments that are in process in the current year. Adjustment can be made only by the process of abatement or by legal action.

In reviewing the individual assessments, the Board may find instances of undervaluation. Before the Board can raise the market value of property it must notify the owner. The law does not prescribe any particular form of notice except that the person whose property is to be increased in value must be notified of the intent of the Board to make the increase. The Local Board of Appeal and Equalization meetings assure a property owner an opportunity to contest any other matter relating to the taxability of their property. The Board is required to review the matter and make any corrections that it deems just.

City of Columbus

When a Local Board of Appeal and Equalization convenes, it is necessary that a majority of the members be in attendance in order that any valid action may be taken. The local assessor is required by law to be present with his/her assessment books and papers. He/she is required also to take part in the proceedings but has no vote. In addition to the local assessor, the county assessor or one of his/her assistants is required to attend. The Board should proceed immediately to review the assessments of property. The Board should ask the local assessor and county assessor to present any tables that have been prepared, making comparisons of the current assessments in the district. The county assessor is required to have maps and tables relating particularly to land values for the guidance of Boards of Appeal and Equalization. Comparisons should be presented of assessments of types of property with previous years and with other assessment districts in the same county.

It is the primary duty of each Board of Appeal and Equalization to examine the assessment record to see that all taxable property in the assessment district has been properly placed upon the list and valued by the assessor. In case any property, either real or personal, has been omitted; the Board has the duty of making the assessment.

The complaints and objections of persons who feel aggrieved with any assessments for the current year should be considered very carefully by the Board. Such assessments must be reviewed in detail and the Board has the authority to make corrections it deems to be just. The Board may recess from day to day until all cases have been heard. If complaints are received after the adjournment of the Board of Appeal and Equalization they must be handled on the staff level; as a property owner cannot appear before a higher board unless he or she has first appeared at the lower board levels.

Pursuant to Minnesota Statute 274.01: The Board may not make an individual market value adjustment or classification change that would benefit the property in cases where the owner or other person having control over the property will not permit the assessor to inspect the property and the interior of any buildings or structures.

A non-resident may file written objections to his/her assessment with the county assessor prior to the meeting of the Board of Appeal and Equalization. Such objections must be presented to the Board for consideration while it is in session.

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Before adjourning, the Board of Appeal and Equalization should cause the record of the official proceedings to be prepared. The law requires that the proceedings be listed on a separate form which is appended to the assessment book. The assessments of omitted property must be listed in detail and all assessments that have been increased or decreased should be shown as prescribed in the form. After the proceedings have been completed, the record should be signed and dated by the members of the Board of Appeal and Equalization. It is the duty of the county assessor to enter changes by Boards of Appeal and Equalization in the assessment book of each district.

The Local Board of Appeal and Equalization has the opportunity of making a great contribution to the equality of all assessments of property in a district. No other agency in the assessment process has the knowledge of the property within a district that is possessed jointly by the individual members of a Board of Appeal and Equalization. The County or State Board of Equalization cannot give the detailed attention to individual assessments that is possible in the session of the Local Board. The faithful performance of duty by the Local Board of Appeal and Equalization will make a direct contribution to the attainment of equality in meeting the costs of providing the essential services of local government.

Local Market Values

The 2020 assessment is a reflection of the 2018/2019 market conditions. Sales of property are constantly analyzed to chart the activity of the market place.

After thorough studies of the sales in the real estate market place are conducted, we establish the assessed value of all real property. During the 2018/2019 study period, we recorded 62 Residential sales, of which 35 were considered to be "arms-length" sales. There were 2 Bank/Foreclosure sales in the City, which is similar as the 3 we saw last year. There were a total of 36 Commercial sales in 2019 of which 16 were considered "good sales". Interestingly, 29 of these commercial sales were of the Garage / Condos in the South end of the city.

In accordance with the results of these sales studies, downward adjustments were made to all areas of the city with certain styles and grades of homes having larger decreases than others. This will more properly reflect current market trends.

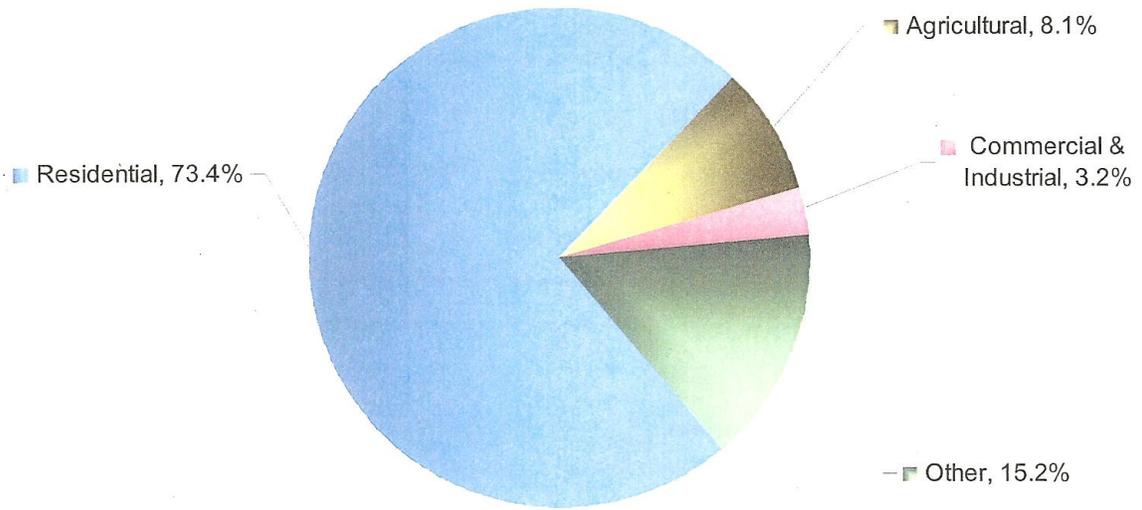
According to the Minneapolis Area Association of Realtors, 2018 market values in Columbus increased by 25%. From an average sale price of \$277,500 for 2017, to \$365,500 for 2018, with a modest 1.2% increase to \$369,900 for 2019. I might note that this statistic includes new homes built as well.

While I am not seeing an any large increases in the City's market values, I think that the city of Columbus has a very appealing access with good roads and good freeway access. Which is good for sales prices and the future market.

See appendix for the 2019 Annual Report on the Twin Cities Housing Market.

That said...The 2019 assessment that is up for your review, has an overall market value of \$694,337,300. This reflects an increase of 10.68, from the 2019 total City valuation of \$682,701,173. Included in this figure is the addition of \$10,278,325 as new construction & value pick up observed during 2020 review.

Parcel Distribution by Property Type



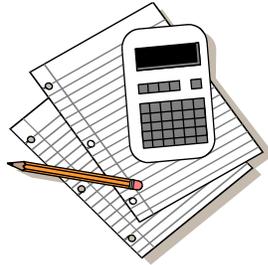
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Residential Appraisal System

Per State Statute, each property must be physically inspected and individually appraised once every five years. For this individual appraisal, or in the event of an assessed value appeal, we use two standard appraisal methods to determine and verify the estimated market value of our residential properties:

1. First, an appraiser inspects each property to verify data. If we are unable to view the interior of a home on the first visit, a notice is left requesting a return telephone call from the owner to schedule this inspection. Interior inspections are necessary to confirm our data on the plans and specifications of new homes and to determine depreciation factors in older homes.

2. To calculate the estimated market value from the property data we use a Computer Assisted Mass Appraisal (CAMA) system based on a reconstruction less depreciation method of appraisal. The cost variables and land schedules are developed through an analysis of stratified sales within the city. This method uses the "Principle of Substitution" and calculates what a buyer would have to pay to replace each home today less age dependent depreciation.



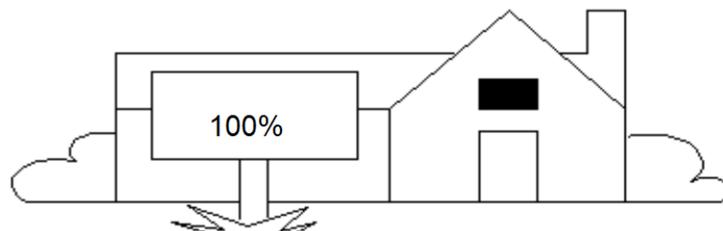
3. A comparative market analysis is used to verify these estimates. The properties used for these studies are those that most recently have sold and by computer analysis, are most comparable to the subject property taking into consideration construction quality, location, size, style, etc. The main point in doing a market analysis is to make sure that you are comparing "apples with apples". This will make the comparable properties "equivalent to" the subject property and establish a probable sale price of the subject.

These three steps give us the information to verify our assessed value or to adjust it if necessary.

Sales Studies

According to State Law, it is the assessor's job to appraise all real property at *market value* for property tax purposes. As a method of checks and balances, the Department of Revenue uses statistics and ratios relating to assessed market value and current sale prices to confirm that the law is upheld. Assessors use similar statistics and sales ratios to identify market trends in developing market values.

A sales ratio is obtained by comparing the assessor's market value to the adjusted sales price of each property sold in an arms-length transaction within a fixed period. An "arms-length" transaction is one that is generated after a property has had sufficient time on the open market, between both an informed buyer and seller with no undue pressure on either party. The median or mid-point ratios are calculated and stratified by property classification.



City of Columbus

The only *perfect assessment* would have a 100% ratio for every sale. This is of course, is impossible. Because we are not able to predict major events that may cause significant shifts in the market, the state allows a 15% margin of error.

The Department of Revenue adjusts the median ratio by the percentage of growth from the previous year's abstract value of the same class of property within the same jurisdiction. This adjusted median ratio must fall between 90% and 105%. Any deviation will warrant a state mandated jurisdiction-wide adjustment of at least 5%. To avoid this increase, the Anoka County Assessor requests a median sales ratio of 94.5%.

Countywide, we have the ability to stratify the ratios by style, age, quality of construction, size, land zone and value. This assists us in appraising all of our properties closer to our goal ratio.

Sales Statistics Defined

In addition to the median ratio, we have the ability to develop other statistics to test the accuracy of the assessment. Some of these are used at the state and county level also. The primary statistics used are:

Aggregate Ratio: This is the total market value of all sale properties divided by the total sale prices. It, along with the mean ratio, gives an idea of our assessment level. Within the city, we constantly try to achieve an aggregate and mean ratio of 94% to 95% to give us a margin to account for a fluctuating market and still maintain ratios within state mandated guidelines.

Mean Ratio: The mean is the average ratio. We use this ratio not only to watch our assessment level, but also to analyze property values by development, type of dwelling and value range. These studies enable us to track market trends in neighborhoods, popular housing types and classes of property.

Coefficient of Dispersion (COD): The COD measures the accuracy of the assessment. It is possible to have a median ratio of 93% with 300 sales, two ratios at 93%, 149 at 80% and 149 at 103%. Although this is an excellent median ratio, there is obviously a great inequality in the assessment. The COD indicates the spread of the ratios from the mean or median ratio.

The goal of a good assessment is a COD of 10 to 20. A COD under 10 is considered excellent and anything over 20 will mean an assessment review by the Department of Revenue.

Price Related Differential (PRD): This statistic measures the equality between the assessment of high and low valued property. A PRD over 100 indicates a regressive assessment, or the lower valued properties are assessed at a greater degree than the higher. A PRD of less than 100 indicates a progressive assessment or the opposite. A perfect PRD of 100 means that both higher and lower valued properties are assessed exactly equal.

City of Columbus

Current Sales Study Statistics

The following statistics are based upon ratios calculated using 2018 pay 2019 market values and October 2018 - September 2019 sales. These are the ratios that the Anoka County Assessor's office uses for citywide equalization, checking assessment accuracy, and predicting trends in the market.

Statistic	2020
Median Ratio:	93.895%
COD:	7.954
PRD:	100.10

2019 Columbus Residential/Ag Ratio by Zone

<u>Zone/Code</u>	<u>Neighborhood Desc.</u>	<u>#Sales</u>	<u>Median</u>
CO00	Agricultural	0	NA
CO01	Residential 1 – 3 ac	9	94.11
CO04	Garage Condos	1	79.80
CO03	Residential 4 – 9 ac	14	94.52
COLK-7**	Lakeshore	1	83.20
CO01-9	Residential 9 ac +	9	92.75
<u>COLUMBUS C/I</u>		<u>1</u>	<u>94.3</u>
ALL ZONES		35	93.90

The information above was drawn from all available data including the former assessor, Ken Tolzman, the Anoka County Assessor's Office and the 2019 Annual Housing Market Report – Twin Cities Metro. Not all of the sales from the data earlier in this report were accounted for in this chart because of the change in data reporting to comply with DOR.

I have found that some of this data does not compare to the other information found. This is primarily because assessors qualify all sale, where the MLS system does not and includes all sales in their studies.

City of Columbus

Residential Tax Changes Examined

Although the Assessor's Office is considered by many to be the primary reason for any property tax changes, there are actually several elements that can contribute to this change, including, but not limited to:

- Changes in the approved levies of individual taxing jurisdictions.
- Bond referendum approvals.
- Tax rate changes approved by the State Legislature.
- Changes to the homestead credit, educational credits, agricultural aid, special programs (including "This Old House", limitations on increases in value) approved by the State Legislature.
- Changes in assessed market value.
- Changes in the classification (use) of the property.

A combination of any of these factors can bring about a change in the annual property tax bill.

2019 Real Estate Tax Information

The 2019 real estate tax bills were sent out around the middle of March. A brief review of the tax procedure is provided.

Discussion

The real estate tax is an ad valorem tax; that is, a tax levied based on the value of the property. The calculation of the tax requires two variables, a tax capacity value and the district tax capacity rate applicable to each individual property.

Tax Capacity

Tax capacity value is a percentage of the taxable market value of a property. State law sets the percent. Determination of tax capacity values have historically changed over the years although these rates are mostly unchanged since 2006. For the taxes payable in 2020 the rates are as follows:

Tax capacity value for residential homestead property is determined as follows:

Res. Homestead (1A)	Taxable Market Value	First \$500,000 @ 1.00%
	Taxable Market Value	Over \$500,000 @ 1.25%

Tax capacity value for rental residential property is determined as follows:

One unit (4BB1)	Taxable Market Value	First \$500,000 @ 1.00%
	Taxable Market Value	Over \$500,000 @ 1.25%

Two to three unit s (4B1)	Taxable Market Value	All @ 1.25%
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Apartments 4+ units (4A)	Estimated Market Value	All @ 1.25%
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Low Inc. Rental Housing	Estimated Market Value	All @ .75%
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Tax capacity value for commercial/industrial property is determined as follows:

Commercial/Industrial (3A)	Estimated Market Value	First \$150,000 @ 1.50%
		Over \$150,000 @ 2.00%

Note: These rates do not include the homestead exclusion that is calculated from the overall tax capacity value. This homestead exclusion deduction from taxable market value is based on a sliding scale up to a maximum market value of \$414,000.

City of Columbus

Appeals Procedure

Each spring Anoka County sends out a property tax bill. Three factors that affect the tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services to your community,
2. the taxable market value of your property, and
3. the classification of your property (how it is used).

The assessor determines the final two factors. You may appeal the value or classification of your property.

Informal Appeal

- Property owners are encouraged to call the appraiser or assessor whenever they have questions or concerns about their market value, classification of the property, or the assessment process.
- Almost all questions can be answered during this informal appeal process.
- When taxpayers call questioning their market value, every effort is made to make an appointment to inspect properties that were not previously inspected.
- If the data on the property is correct, the appraiser is able to show the property owner other sales in the market that support the estimated market value.
- If errors are found during the inspection, or other factors indicate a value reduction is warranted, the appraiser can easily make the changes at this time.

Local Board of Equalization

- The Local Board of Equalization includes the mayor and city council members.
- The Board meets during April and early May. In 2020 it will meet on May 7th at 7:00 PM.
- And reconvene on May 26th @ 7:00 PM
- Taxpayers can make their appeal in person or by letter.
- The assessor is present to answer any questions and present evidence supporting their value.

County Board of Appeal and Equalization

In order to appeal to the County Board of Appeal and Equalization, a property owner must first appeal to the Local Board of Appeal and Equalization.

- The County Board of Appeal and Equalization follows the Local Board of Appeal and Equalization in the assessment appeals process.

City of Columbus

- Their role is to ensure equalization among individual assessment districts and classes of property.
- The board meets during the Final ten working days in June. In 2020 will meet on June 15th at 6:00 pm at the Government Center in Anoka.
- A taxpayer must first appeal to the local board before appealing to the county board.

Decisions of the County Board of Appeal and Equalization can be appealed to tax court.

Minnesota Tax Court

The Tax Court has statewide jurisdiction. Except for an appeal to the Supreme Court, the Tax Court shall be the sole, exclusive and final authority for the hearing and determination of all questions of law and fact arising under the tax laws of the state. There are two divisions of tax court: the small claims division and the regular division.

The Small Claims Division of the Tax Court only hears appeals involving one of the following situations:

- The assessor's estimated market value of the property is <\$300,000
- The entire parcel is classified as a residential homestead and the parcel contains no more than one dwelling unit.
- The entire property is classified as an agricultural homestead.
- Appeals involving the denial of a current year application for homestead classification of the property.

The proceedings of the small claims division are less formal and property owners often represent themselves. There is no official record of the proceedings. *Decisions made by the small claims division are final and cannot be appealed further. Small claims decisions do not set precedent.*

The Regular Division of the Tax Court will hear all appeals, including those within the jurisdiction of the small claims division. *Decisions made here can be appealed to a higher court.*

The principal office for the Tax Court is located in St. Paul. However, the Tax Court is a circuit court and can hold hearings at any other place within the state so that taxpayers may appear with as little inconvenience and expense to the taxpayer as possible. Appeals of property located in Anoka County are heard at the Anoka County Courthouse, with trials scheduled to begin on Thursdays. Three judges make up the Tax Court. Each may hear and decide cases independently. However, a case may be tried before the entire court under certain circumstances.

The petitioner must file in tax court on or before April 30th of the year in which the tax is payable.

City of Columbus

Sample - Valuation Notice

 <p>Anoka County Michael R. Sutherland, County Assessor Property Records and Taxation 2100 3rd Avenue Anoka, MN 55305-2281 www.anokacounty.mn (763) 323-5475</p>	<p>VALUATION NOTICE</p> <p>2017</p>																		
	<p>2016 Values for Taxes Payable</p> <p>Property tax notices are delivered on the following schedule:</p> <table border="1"> <tr> <th colspan="2">Valuation and Classification Notice</th> </tr> <tr> <td>Step 1</td> <td>Class: Res Ind Estimated Market Value: \$381,800 Homestead Exclusion: \$19,996 Taxable Market Value: \$182,504</td> </tr> <tr> <td>Step 2</td> <td>Proposed Taxes Notice 2015 Tax: \$117 2017 Proposed Change: Coming November 2016</td> </tr> <tr> <td>Step 3</td> <td>Property Tax Statement 1st Half Taxes: \$117 2nd Half Taxes: Coming March 2017 Total Taxes Due in 2017:</td> </tr> </table>	Valuation and Classification Notice		Step 1	Class: Res Ind Estimated Market Value: \$381,800 Homestead Exclusion: \$19,996 Taxable Market Value: \$182,504	Step 2	Proposed Taxes Notice 2015 Tax: \$117 2017 Proposed Change: Coming November 2016	Step 3	Property Tax Statement 1 st Half Taxes: \$117 2 nd Half Taxes: Coming March 2017 Total Taxes Due in 2017:										
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<p>Taxpayer(s):</p> <p>SMITH JOHN L 1234 ANYWHERE ST ANOKA, MN 55303</p>	<p>Property ID: 05-01-01-01-1111</p> <p>Property Description: LOTS 10 & 11 BLK D WATERVIEW HEIGHTS, SUBJ TO EASE OF RECORD</p> <p>1234 ANYWHERE ST ANOKA, MN 55303</p>																		
<p>The time to appeal or question your CLASSIFICATION or VALUATION is NOW!</p> <p><i>It will be too late when proposed taxes are sent.</i></p>																			
<p>Your Property's Classification(s) and Values</p> <table border="1"> <thead> <tr> <th></th> <th>Taxes Payable in 2016 (2015 Assessment)</th> <th>Taxes Payable in 2017 (2016 Assessment)</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.</td> <td></td> <td></td> </tr> <tr> <td>Class: Res Ind</td> <td></td> <td></td> </tr> <tr> <td>Estimated Market Value</td> <td>\$381,800</td> <td>\$201,680</td> </tr> <tr> <td>Homestead Exclusion</td> <td>\$19,996</td> <td>\$19,996</td> </tr> <tr> <td>Taxable Market Value</td> <td>\$166,917</td> <td>\$182,504</td> </tr> </tbody> </table> <p>The assessor has determined your property's classification(s) to be:</p> <p><input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.</p> <p>The assessor has estimated your property's market value to be:</p> <p>Estimated Market Value: \$381,800 (2015) / \$201,680 (2016)</p> <p>Several factors can reduce the amount that is subject to tax:</p> <ul style="list-style-type: none"> Green Acres/Rural Preserve/Ag Preserve/Open Space Value Deferral Platted Vacant Land Deferral This Old House Exclusion Disabled Veterans Exclusion Mold Damage Exclusion Homestead Market Value Exclusion <p>The following values (if any) are reflected in your estimated and taxable market values:</p> <p>New Improvement Value: \$117</p> <p>The classification(s) of your property after the year in which your value is reappraised:</p>			Taxes Payable in 2016 (2015 Assessment)	Taxes Payable in 2017 (2016 Assessment)	<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.			Class: Res Ind			Estimated Market Value	\$381,800	\$201,680	Homestead Exclusion	\$19,996	\$19,996	Taxable Market Value	\$166,917	\$182,504
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<p>How to Respond</p> <p>If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.</p> <p>If the property information is not correct, you disagree with the values, or have other questions about this notice, please contact your assessor first to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, some formal appeal options are available.</p> <p>Please read the back of this notice for important information about the formal appeal process.</p> <p>Property information is available for viewing Monday - Friday, 8:00 a.m. - 4:30 p.m. at the Anoka County Government Center, Room 165 Public Research Area, 2100 3rd Ave., Anoka, or online at www.anokacounty.mn</p>																			
<p>The following meetings are available to discuss or appeal your value and classification:</p> <p>Local Board of Appeal and Equalization OR Open Book Meeting</p> <p>April 28, 2016 - 7:00 PM Anoka County Government Center 2100 3rd Ave. Anoka MN 55303</p> <p>To appear please call your Local Assessor at 763-555-1212</p> <p>County Board of Appeal and Equalization</p> <p>June 13, 2016 - 6:00PM Anoka County Government Center County Boardroom - Room 705 2100 3rd Ave. Anoka MN 55303</p> <p>An appointment must be made in advance to appear before the board. To schedule an appointment please call the County Assessor's Office at 763-323-5475</p>																			

- PIN** - Property Identification Number.
- Property Class (previous assessment year)** - For taxes payable this current year, this is the classification of the property.
- Property Class (this assessment year)** - For taxes payable next year, this is the classification of the property.
- Estimated Market Value** - property value as determined by the County Assessor to be what the property would most likely sell for on the open market.
- New Improvement Value** - the amount added to the property's estimated market value due to additions, remodeling, and other changes to the property.
- Green Acres/Rural Preserve/Ag Preserve/Open Space Value Deferral** - If you qualify for one of these programs, the deferred value would be indicated here.
- Platted Vacant Land Deferral** - for land that has recently been platted but not yet improved with a structure or sold. The deferred value is phased-in over time.
- This Old House Exclusion** - the amount of the new improvement value excluded from taxation on homestead property 45 years of age or older. For more information see Minnesota Statute 273.11 Subd. 16.
- Disabled Veterans Exclusion** - Qualifying disabled veterans may be eligible for a valuation exclusion on their homestead property.
- Homestead Market Value Exclusion** - Applies to residential homesteads and to the house, garage, and one acre of land on agricultural homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.
- Taxable Market Value** - this is the value that the property taxes are actually based on, after all reductions, exclusions, limitations, exemptions and deferrals.
- Local Board of Appeal and Equalization** - the address and phone number where you may apply for an appeal on the property value. Go to page 2 of this form for more information about the appeal process.
- County Board of Appeal and Equalization** - If not satisfied with the Local Board of Appeal and Equalization, this is the address and phone number of Anoka County for the appeal process. Go to page 2 of this form for more information about the appeal process.

Sample - Back of Valuation Notice

Appealing the Value or Classification of Your Property

Informal Appeal Options - Contact Your Assessor

If you have questions or disagree with the classification or estimated market value for your property for the 2016 assessment, please contact your assessor's office first to discuss your concerns. Often your issues can be resolved at this level. Contact information for your assessor's office is on the other side of this notice.

Some jurisdictions choose to hold open book meetings to allow property owners to discuss their concerns with the assessor. If this is an option available to you, the meeting time(s) and location(s) will be indicated on the other side of this notice.

Formal Appeal Options

If your questions or concerns are not resolved after meeting with your assessor, you have two formal appeal options:

Option 1 - The Boards of Appeal and Equalization

You may appear before the Boards of Appeal and Equalization in person, through a letter, or through a representative authorized by you. The meeting times and locations are on the other side of this notice.

You must have presented your case to the Local Board of Appeal and Equalization BEFORE appealing to the County Board of Appeal and Equalization.

Step 1 - Local Board of Appeal and Equalization

If you believe your value or classification is incorrect, you may bring your case to the Local Board of Appeal and Equalization. Please contact your assessor's office for more information. If your city or township no longer has a Local Board of Appeal and Equalization (as indicated on the other side of this notice) you may appeal directly to the County Board of Appeal and Equalization.

Step 2 - County Board of Appeal and Equalization

If the Local Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization. Please contact the county assessor's office to get on the agenda or for more information.

Option 2 - Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30 of the year in which taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your valuation and classification.

For more information, contact the Minnesota Tax Court:
Phone: 651-296-2806 or for MN Relay call 1-800-627-3529
On the web: www.taxcourt.state.mn.us

Definitions

Disabled Veterans Exclusion - Qualifying disabled veterans may be eligible for a valuation exclusion on their homestead property.

Estimated Market Value - This value is what the assessor estimates your property would likely sell for on the open market.

Green Acres - Applies to class 2a agricultural property that is facing increasing values due to pressures not related to the agricultural value of the land. This value is determined by looking at what comparable agricultural land is selling for in areas where there is no development pressure. The taxes on the higher value are deferred until the property is sold, transferred, withdrawn, or no longer qualifies for the program.

Homestead Market Value Exclusion - Applies to residential homesteads and to the house, garage, and one acre of land for agricultural homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.

JOBZ - Qualifying businesses within a Job Opportunity Business Zone may be eligible for a partial property tax exemption.

New Improvements - This is the assessor's estimate of the value of new or previously unassessed improvements you have made to your property.

Plat Deferment - For land that has been recently platted (divided into individual lots) but not yet improved with a structure, the increased market value due to platting is phased in over time. If construction begins, or if the lot is sold before expiration of the phase-in period, the lot will be assessed at full market value in the next assessment.

Rural Preserve - Applies to class 2b rural vacant land that is part of a farm homestead or that had previously been enrolled in Green Acres, if it is contiguous to agricultural land enrolled in Green Acres. This value may not exceed the Green Acres value for tilled lands. The taxes on the higher value are deferred so long as the property qualifies.

Taxable Market Value - This is the value that your property taxes are actually based on, after all reductions.

This Old House Exclusion - This program expired with the 2003 assessment. However, property may still be receiving the value exclusion through the 2013 assessment. Qualifying properties with improvements that increased the estimated market value by \$5,000 or more were eligible to have some of the value deferred for a maximum of 10 years. After this time the deferred value is phased in.

For more information on appeals, visit the Department of Revenue website: www.revenue.state.mn.us

City of Columbus

Sample - Tax Statement



Anoka County
Jonell M. Sawyer, Division Manager
Property Records and Taxation
2100 3rd Avenue
Anoka, MN 55303-2281
www.anokacounty.us
(763) 525-5400

Taxpayer(s): SMITH JOHN L.
1234 ANYWHERE ST
ANOKA, MN 55303

Property ID: 03-01-01-01-1111
Property Description: LOTS 10 & 11 BLK D
WATERVIEW HEIGHTS, SUBJ TO EASE OF RECORD
1234 ANYWHERE ST
ANOKA, MN 55303

Owner(s): SMITH JOHN L.

TAX STATEMENT 2016

2015 Values for Taxes Payable

2015	2016
Estimated Market Value: 180,400	187,300
Homestead Exclusion: 21,004	20,383
Taxable Market Value: 159,396	166,917
New Improvements/Depreciated Exclusions:	
Property Classification: Res Hom	Res Hom

See an Issue# 2013

Proposed Property Tax - this amount does not include any special assessments.

1st Half Taxes:	2nd Half Taxes:	Total Taxes Due in 2016:
\$1,112.40	\$1,112.41	\$2,224.81

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

2015	2016
Property taxes before credits: \$2,156.55	\$2,200.79
Credits that reduce property taxes:	
A. Agricultural market value credits: \$0.00	\$0.00
B. Agricultural preserve credit: \$0.00	\$0.00
Property taxes after credits: \$2,156.55	\$2,200.79
Property Tax by Jurisdiction:	
6. County: \$607.68	\$649.14
7. County/municipal public safety system: \$15.00	\$14.20
8. City or town: \$5.10	\$8.41
9. State general tax: \$717.23	\$693.99
10. School district: \$10.00	\$0.00
11. Special taxing districts:	
A. Voter approved levies: \$306.04	\$335.29
B. Other local levies: \$435.96	\$426.22
C. Metropolitan special taxing districts: \$45.38	\$49.74
D. Other special taxing districts: \$23.86	\$23.80
E. Tax increment: \$0.00	\$0.00
F. Fiscal disparity: \$0.00	\$0.00
12. Non-school voter approved referendum levies: \$0.00	\$0.00
13. Total property tax before special assessments: \$2,156.55	\$2,200.79
Special Assessments:	
14. Special Assessments:	
A. Solid waste management charge: \$24.02	\$24.02
B. All other special assessments: \$0.00	\$0.00
C. Contamination tax: \$0.00	\$0.00
15. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS: \$2,180.57	\$2,224.81

2nd HALF PAYMENT STUB - PAYABLE 2016

To avoid penalty, pay on or before: October 15, 2016

Taxpayer(s): SMITH JOHN L.
1234 ANYWHERE ST
ANOKA, MN 55303

Check to indicate address corrections on back.

03-01-01-01-1111 000001112-41

1st HALF PAYMENT STUB - PAYABLE 2016

To avoid penalty, pay on or before: May 15, 2016
If your tax is \$100.00 or less, pay this entire tax by: May 15, 2015

Taxpayer(s): SMITH JOHN L.
1234 ANYWHERE ST
ANOKA, MN 55303

Check to indicate address corrections on back.

03-01-01-01-1111 000001112-40

1. **Est. Market Value** - property value as determined by the County Assessor to be what the property would most likely sell for on the open market.
2. **Homestead Market Value Exclusion** - Applies to residential homesteads and to the house, garage, and one acre of land on agricultural homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.
3. **Taxable Market Value** - property value for the tax year reduced by applicable limitations, exclusions, exemptions and deferrals.
4. **Property Class** - the statutory property classification that has been assigned to your property based on its use.
5. **PIN** - property identification number.
6. **M-1PR** - The State of Minnesota provides two types of property tax refunds. For more information, go to the Minnesota Department of Revenue Web site.
7. **Agricultural Preserve** - credit applied to metropolitan properties in long-term agricultural use if qualified for this program.
8. **County/Municipal Public Safety System** - an ad valorem tax first imposed in 2003 to improve technology County-wide in order to enhance public safety.
9. **Voter Approved Levies** - levies resulting from referenda passed in specific taxing districts.
10. **Other Local Levies** - levies resulting from budgeting requirements in specific taxing districts.
11. **Other Special Taxing Districts** - Includes Housing and Redevelopment Authorities (HRA), Port Authorities, hospital districts and water management districts. Not all areas have each of these districts.
12. **Special Assessments** - charges to benefiting property owners for city/township provided improvements such as road paving, sewer installation, etc.
13. **Solid Waste Management Charge** - A charge levied against all improved properties in the county, revenues from which are used to protect our public health, land, air and water through waste-to-energy conversion, extensive recycling efforts, household hazardous waste collection, yard waste composting, public information and waste reduction.
14. **Contamination Tax** - a tax placed on parcels where the State has determined the ground is contaminated, revenues from which are used for decontamination.
15. **Proposed Property Tax** - this amount does not include any special assessments.

City of Columbus

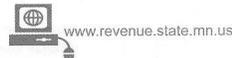
Sample - Back of Tax Statement

\$\$\$ REFUNDS
 You may qualify for one or both refunds from the State of Minnesota based on your 2016 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2016, you **may** qualify for one or both of the following refunds:

- The Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$107,930.
- The Special Homestead Credit Refund** - If you also owned and occupied this property as your homestead on January 2, 2015 and:
 - The net property tax on your homestead increased by more than 12 percent from 2015 to 2016, and
 - The increase was at least \$100, not due to improvements on the property.

If you need Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-4444



Minnesota Tax Forms
 Mail Station 1421
 St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizens' Property Tax Deferral

The Senior Citizens' Deferral Program was established to help senior citizens having difficulty paying property taxes. This deferral program allows senior citizens to leverage the equity in their home, providing two primary advantages:

- It limits the annual out-of-pocket payment for property taxes to 3 percent of total household income, and
- It provides predictability. The amount you pay will not change for as long as you participate in this program.

To be eligible, you must file an application by July 1, 2016, as well as:

- Be at least 65 years old,
- Have a household income of \$60,000 or less, and
- Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, please visit www.revenue.state.mn.us using keyword "deferral", or call the Minnesota Department of Revenue at (651) 556-4803.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table to the right shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 16, 2016.

Note to manufactured home owners: The title to your manufactured home cannot be transferred unless all current and delinquent personal property taxes due at the time of the transfer are paid.

Property Type:	2016											2017
	May 17	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 18	Nov 1	Nov 16	Dec 1	Jan 2	
Homestead and Cabins												
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%	
2nd Half	-	-	-	-	-	-	2%	6%	-	8%	10%	
Both Unpaid	-	-	-	-	-	-	5%	7%	-	8%	10%	
Agricultural Homesteads												
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%	
2nd Half	-	-	-	-	-	-	-	-	6%	8%	10%	
Both Unpaid	-	-	-	-	-	-	-	-	7%	8%	10%	
Non-Homesteads												
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%	
2nd Half	-	-	-	-	-	-	4%	8%	-	12%	14%	
Both Unpaid	-	-	-	-	-	-	8%	10%	-	12%	14%	
Agricultural Non-Homesteads												
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%	
2nd Half	-	-	-	-	-	-	-	-	8%	12%	14%	
Both Unpaid	-	-	-	-	-	-	-	-	10%	12%	14%	
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	
Manufactured Homes												
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%	
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%	

IMPORTANT INFORMATION ABOUT YOUR PROPERTY TAX STATEMENT

- Only one tax statement per parcel is mailed per year. Statements are mailed in mid to late March, with the exception of manufactured homes, which are mailed in mid to late June. A change in the ownership recorded after January 1 of the current year, will not initiate the mailing of a new tax statement. The statement will be sent to the previous owner/ taxpayer. Mortgage refinancing and/or satisfaction and sale are common reasons for a change in the current year taxpayer and require a request for a duplicate tax statement. **If you have not received your tax statement(s) by April 1st of any year (July 15th for manufactured homes), please call (763) 323-5400 and request a duplicate.**
- If you have paid off or refinanced your mortgage and were escrowing your tax payment, you are responsible for paying the taxes due. Failure to timely pay your taxes due to not receiving or having a tax statement will not forgive the imposition of penalty and interest.
- HOMESTEAD:** Property currently classified as homestead will not be mailed a homestead verification card and will continue to be classified as homestead as long as the property is occupied by the owner or qualifying relative as their principal place of residence. **Any change in the occupancy status of homestead property requires notification to the County Assessor.**
- IMPORTANT TELEPHONE NUMBERS:** (651) 296-3781 Property tax refund questions – State of Minnesota
 (763) 323-5737 Solid waste management charge (Line 14A) questions and information – Anoka County
 (763) 323-5400 All property related questions – Anoka County

v8.2/19/16

Anoka County Now Offers Direct Payments and Internet Payments for Property Taxes

- Your property tax payments can now be made automatically from your checking or savings account. For more information on direct payments call (763) 323-5400. From the main menu press "2" for general information, then press "0" (not available for escrow accounts).
- You can pay your taxes from your bank account or with your Visa or MasterCard online at www.anokacounty.us. Echecks will be assessed a \$1.00 service fee. The credit/debit card service fee will vary depending upon the type of card used. The fees will be shown before you submit your payment and there will be an option to cancel the payment at that time.
- Call (763) 323-5400 for our Interactive Voice Response (IVR) system to access property tax information.

If Paying by Check Please be sure that:

- The Property I.D. is on your check(s)
- The check is signed and made out for the proper amount
- The payment stub is enclosed

ADDRESS CORRECTION:

NAME _____
 ADDRESS _____
 CITY _____
 STATE _____ ZIP _____

**TO AVOID LATE FEES, YOUR PAYMENT
 MUST BE POSTMARKED BY THE DATE
 SHOWN ON THE FACE**

Annual Housing Market Report – Twin Cities Metro

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 16-COUNTY TWIN CITIES REGION



2019

Annual Housing Market Report – Twin Cities Metro

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 16-COUNTY TWIN CITIES REGION



The 2019 housing market was fueled by the overall strength of the economy across most of the country. The stock markets reached new highs throughout the year, improving the asset bases of millions of Americans. Unemployment rates fell to 50-year lows, while wages increased, creating new home buyers. Mortgage rates also declined significantly from 2018, helping to offset affordability stresses caused by continued price appreciation nationally.

With a strong economy and low mortgage rates, buyer activity has been strong. However, most markets are being constrained by inventory levels that are still below historical norms. With supply and demand continuing to favor sellers, prices continue to rise.

With 10 years having now passed since the Great Recession, the U.S. has been on the longest period of continued economic expansion on record. The housing market has been along for much of the ride and continues to benefit greatly from the overall health of the economy. However, hot economies eventually cool and with that, hot housing markets move more towards balance.

Sales: Pending sales increased 1.4 percent, finishing 2019 at 59,998. Closed sales were up 0.8 percent to end the year at 59,843.

Listings: Comparing 2019 to the prior year, the number of homes available for sale was lower by 19.6 percent. There were 7,431 active listings at the end of 2019. New listings increased by 0.2 percent to finish the year at 76,345.

Distressed Properties: The foreclosure market continues to remain a small player in the overall market and is likely to remain that way in 2020. In 2019, the percentage of closed sales that were either foreclosure or short sale decreased by 33.1 percent to end the year at 1.9 percent of the market.

Showings: Interested buyers were not slowed by the late spring as showings per listing peaked in April 2019 and total showing activity peaked in May 2019. There were 1,262,597 total showings in the region, culminating in 14 showings before pending, which was even when compared to 2018.

Prices: Home prices were up compared to last year. The overall median sales price increased 5.7 percent to \$280,000 for the year. Single Family Detached home prices were up 6.5 percent compared to last year, and Townhouse-Condo Attached home prices were up 8.5 percent.

List Price Received: Sellers received, on average, 98.8 percent of their original list price at sale, a year-over-year reduction of 0.1 percent.

While the Federal Reserve moved to temper the hot economy with four interest rate hikes in 2018, in 2019 they turned the heat back up, and reduced rates a total of three times during the year. The Fed's rate decreases were due in part to GDP growth in 2019 that came in notably lower than 2018, showing the Fed's alternating efforts to keep our economy at a steady simmer and not a full boil.

The housing market continues to remain healthy nationwide with price gains and limited inventory being the most common threads across markets. Tight inventory continues to constrain buyer activity in part of the country, while some areas are seeing increased seller inventory starting to improve buyers' choices. New construction activity continues to improve, but is still below levels required to fully supply the market's needs.

As we look at 2020, we see continued low mortgage rates and a healthy economy giving a great start to housing in the new year. But in election years, we sometimes see a softening of activity that may temper the market in the second half of the year.

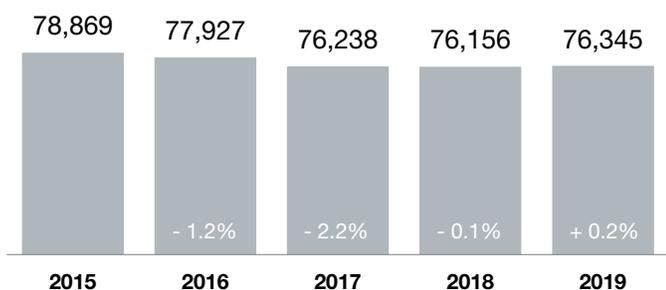
Table of Contents

3	Quick Facts
5	Property Type Review
6	Distressed Homes Review
7	New Construction Review
8	Showings Review
9	Area Overviews
18	Area Historical Prices
27	Historical Review

Quick Facts

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

New Listings



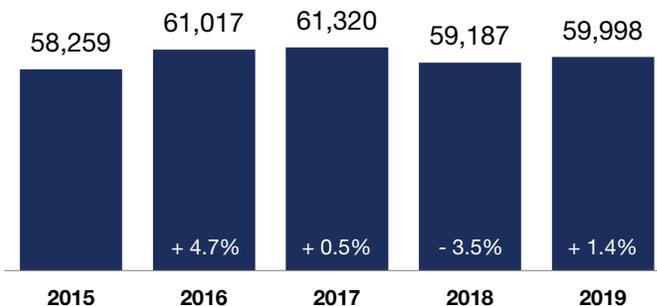
Top 5 Areas: Change in New Listings from 2018

Lake St. Croix Beach	+ 80.0%
Excelsior	+ 72.5%
Winthrop	+ 58.3%
Dayton	+ 52.5%
Corcoran	+ 52.4%

Bottom 5 Areas: Change in New Listings from 2018

Falcon Heights	- 23.3%
Bayport	- 25.3%
Saint Anthony	- 30.7%
Rush City	- 34.5%
Mendota	- 75.0%

Pending Sales



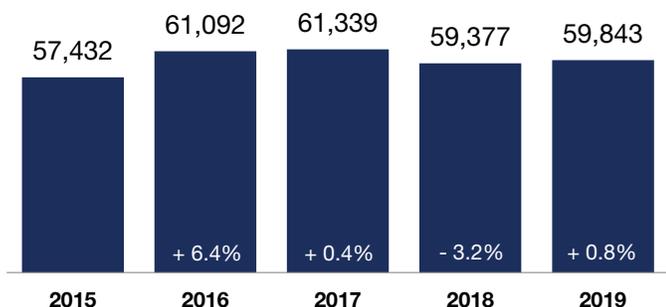
Top 5 Areas: Change in Pending Sales from 2018

Spring Park	+ 122.2%
Corcoran	+ 86.2%
Excelsior	+ 77.3%
Lakeland	+ 57.1%
Lake St. Croix Beach	+ 57.1%

Bottom 5 Areas: Change in Pending Sales from 2018

Falcon Heights	- 26.6%
Saint Anthony	- 28.5%
Tonka Bay	- 29.0%
New Germany	- 37.5%
Rush City	- 38.2%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2018

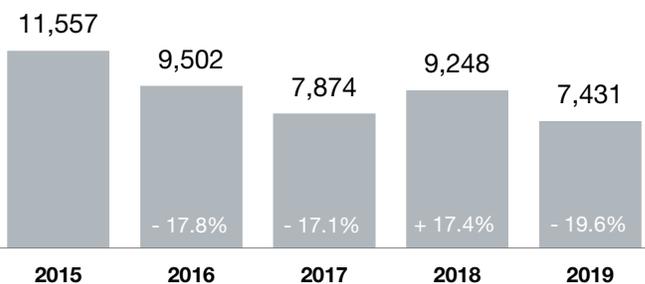
Spring Park	+ 100.0%
Excelsior	+ 85.7%
Lake St. Croix Beach	+ 75.0%
Winthrop	+ 73.7%
Corcoran	+ 70.0%

Bottom 5 Areas: Change in Closed Sales from 2018

Saint Anthony	- 23.9%
Falcon Heights	- 26.2%
Rush City	- 31.8%
Tonka Bay	- 33.3%
Mendota	- 33.3%

Inventory of Homes for Sale

At the end of the year



Top 5 Areas: Change in Inventory of Homes for Sale from 2018

Loretto	+ 300.0%
Arlington	+ 160.0%
Lauderdale	+ 100.0%
Rockford	+ 81.8%
Winthrop	+ 60.0%

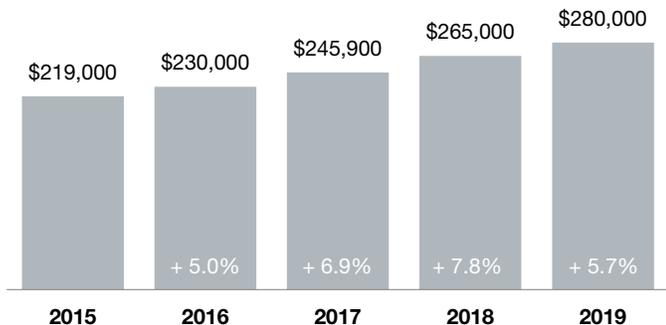
Bottom 5 Areas: Change in Inventory of Homes for Sale from 2018

Norwood Young America	- 70.6%
Saint Anthony	- 71.4%
Mendota	- 75.0%
Saint Bonifacius	- 77.8%
Dellwood	- 88.9%

Quick Facts

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

Median Sales Price



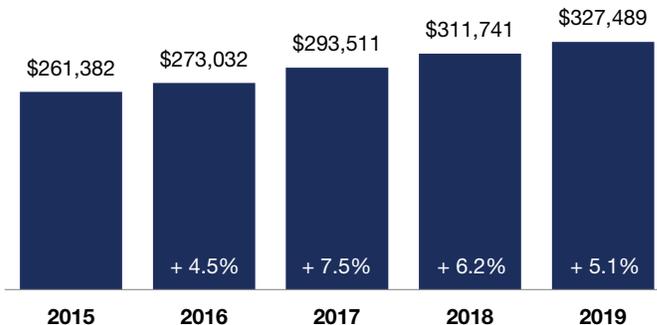
Top 5 Areas: Change in Median Sales Price from 2018

Mendota	+ 64.4%
Spring Park	+ 49.7%
Pine City	+ 26.4%
Cokato	+ 26.0%
Dellwood	+ 23.4%

Bottom 5 Areas: Change in Median Sales Price from 2018

Stacy	- 9.4%
Wayzata	- 13.0%
Deephaven	- 14.3%
Tonka Bay	- 21.1%
Marine on St. Croix	- 25.5%

Average Sales Price



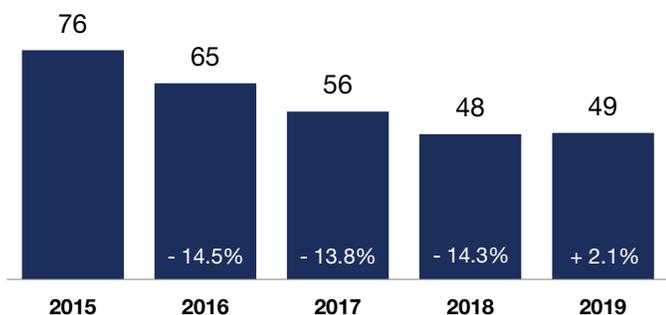
Top 5 Areas: Change in Average Sales Price from 2018

Cokato	+ 26.9%
Maple Lake	+ 22.8%
Newport	+ 21.7%
Pine City	+ 20.9%
Onamia	+ 19.3%

Bottom 5 Areas: Change in Average Sales Price from 2018

Loretto	- 11.0%
Excelsior	- 14.4%
Lake St. Croix Beach	- 18.3%
Tonka Bay	- 22.0%
Deephaven	- 23.5%

Cumulative Days on Market Until Sale



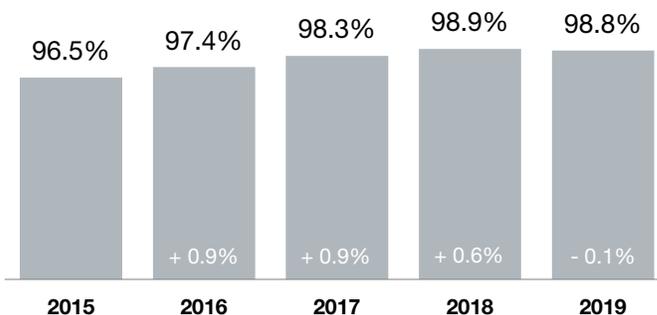
Top 5 Areas: Change in Cumulative Days on Market from 2018

Chisago	+ 38.9%
Columbus	+ 36.7%
Hanover	+ 30.8%
Isanti	+ 28.6%
Lake Elmo	+ 25.7%

Bottom 5 Areas: Change in Cumulative Days on Market from 2018

Saint Paul - Lexington-Hamline	- 39.5%
Long Lake	- 40.0%
Lakeland	- 43.9%
Oak Park Heights	- 52.0%
Lake St. Croix Beach	- 59.6%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2018

Mendota	+ 7.8%
Cokato	+ 4.9%
Marine on St. Croix	+ 3.7%
Deephaven	+ 1.9%
Independence	+ 1.8%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2018

Lake St. Croix Beach	- 3.7%
Cleveland	- 4.0%
Spring Park	- 4.3%
Winthrop	- 4.4%
Gaylord	- 6.2%

Property Type Review

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

52

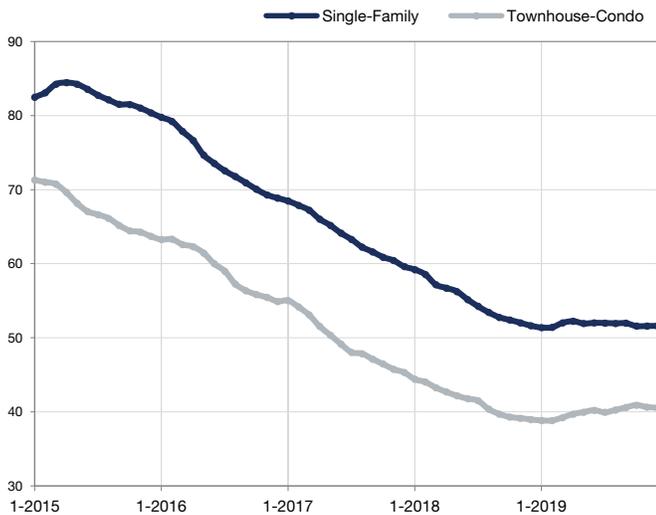
Average Cumulative Days on Market Single-Family

41

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 2019

Area	Market Share
16-County Twin Cities Region	24.9%
Saint Paul - Downtown	100.0%
Minneapolis - Central	99.7%
Minneapolis - University	72.0%
Spring Park	61.1%
Wayzata	59.8%
Minneapolis - Calhoun-Isle	55.9%
Saint Paul - Summit-University	55.9%
Hugo	54.5%
Minneapolis - Phillips	52.3%
Vadnais Heights	51.1%
Saint Paul - St. Anthony Park	50.0%
Hopkins	48.6%
Apple Valley	47.5%
Little Canada	45.7%
Burnsville	43.9%
Shakopee	43.8%
Lauderdale	41.2%
Inver Grove Heights	40.4%
Eden Prairie	40.3%
Saint Anthony	40.2%
Woodbury	40.1%
Maple Grove	39.8%
Saint Paul - Summit Hill	39.8%
Oak Park Heights	39.6%
Rogers	39.0%

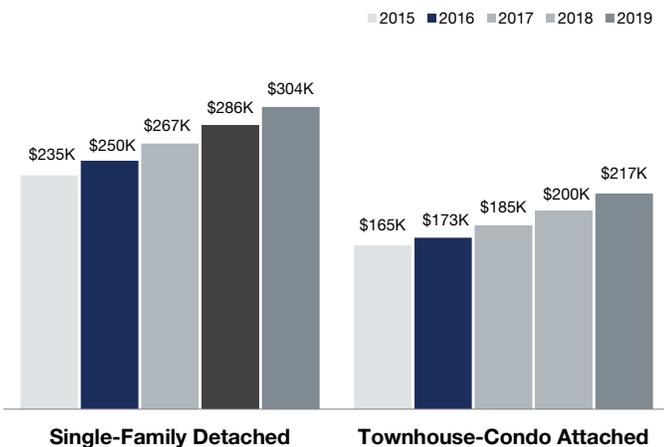
+ 6.5%

One-Year Change in Price Single-Family Detached

+ 8.5%

One-Year Change in Price Townhouse-Condo Attached

Median Sales Price



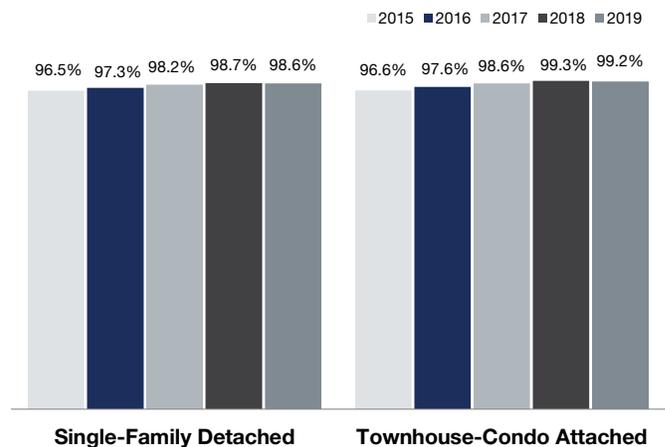
98.6%

Pct. of Orig. Price Received Single-Family Detached

99.2%

Pct. of Orig. Price Received Townhouse-Condo Attached

Percent of Original List Price Received



Distressed Homes Review

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

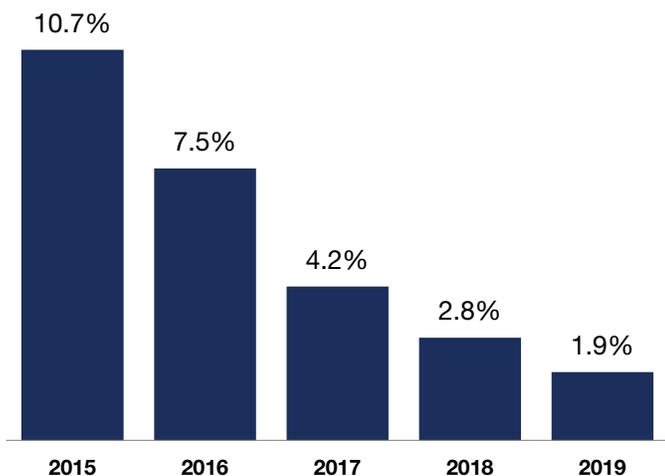
1.9%

Percent of Closed Sales in 2019 That Were Distressed

- 33.1%

One-Year Change in Sales of Distressed Properties

Percent of Sales That Were Distressed



Top Areas: Distressed Market Share in 2019

Area	Market Share
16-County Twin Cities Region	1.9%
New Germany	8.3%
Saint Paul - Dayton's Bluff	7.4%
Independence	7.4%
North Saint Paul	6.5%
Saint Paul - Thomas-Dale	6.2%
Minneapolis - Phillips	5.8%
Stacy	5.8%
Chisago	5.7%
Afton	5.6%
Lexington	5.0%
Saint Francis	4.9%
Cokato	4.8%
Brooklyn Center	4.6%
Orono	4.5%
Saint Paul - Battle Creek / Highwood	4.5%
Columbus	4.4%
Saint Paul - North End / South Como	4.4%
Saint Paul - Hamline-Midway	4.4%
Newport	4.2%
South Saint Paul	4.2%
Montgomery	4.2%
Montrose	4.0%
Circle Pines	4.0%
Osseo	4.0%
Maple Plain	4.0%

+ 21.7%

Three-Year Change in Price All Properties

+ 18.7%

Three-Year Change in Price Traditional Properties

+ 30.0%

Three-Year Change in Price Short Sales

+ 32.7%

Three-Year Change in Price Foreclosures

Median Sales Price

■ 2016 ■ 2017 ■ 2018 ■ 2019



New Construction Review

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

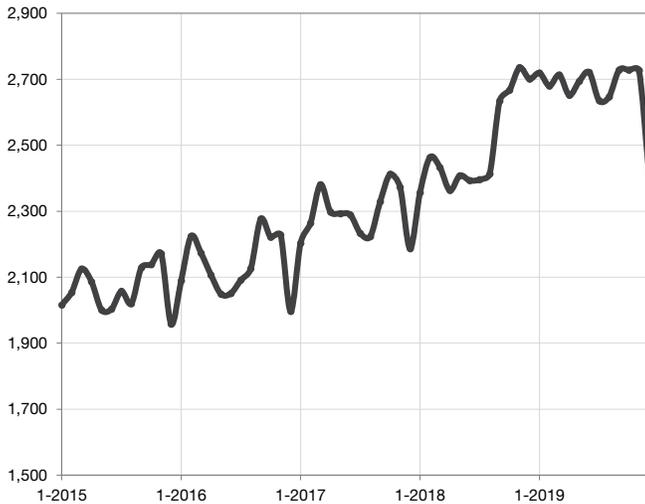
Nov '18

319

Peak of New Construction Inventory

Drop in New Construction Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2019

16-County Twin Cities Region	9.5%
Dayton	59.7%
Lake Elmo	56.0%
Mendota	50.0%
Mayer	48.6%
Corcoran	43.1%
Minnetrissa	37.9%
Carver	37.0%
Otsego	36.7%
Victoria	34.2%
Rogers	33.1%
Newport	32.4%
Lino Lakes	31.2%
Isanti	28.8%
Bayport	27.1%
Minneapolis - Central	26.2%
Medina	25.5%
Cologne	25.4%
Lakeville	24.6%
Columbus	24.4%
Montrose	24.2%
Zimmerman	22.6%
Lonsdale	22.0%
Zumbrota	22.0%
New Richmond	21.8%
North Oaks	21.7%

5.1

1.1

Year-End Months Supply New Construction

Year-End Months Supply Previously Owned

99.9%

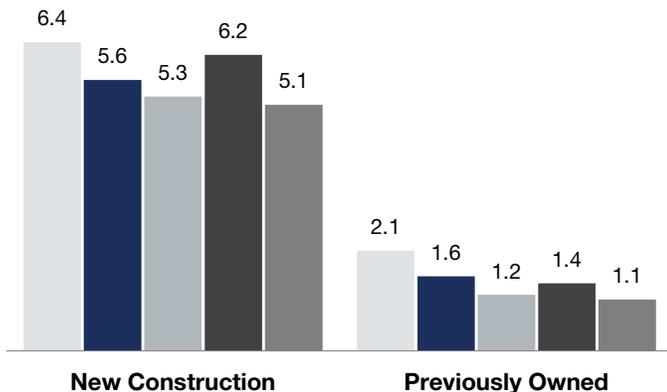
98.7%

Pct. of Orig. Price Received New Construction

Pct. of Orig. Price Received Previously Owned

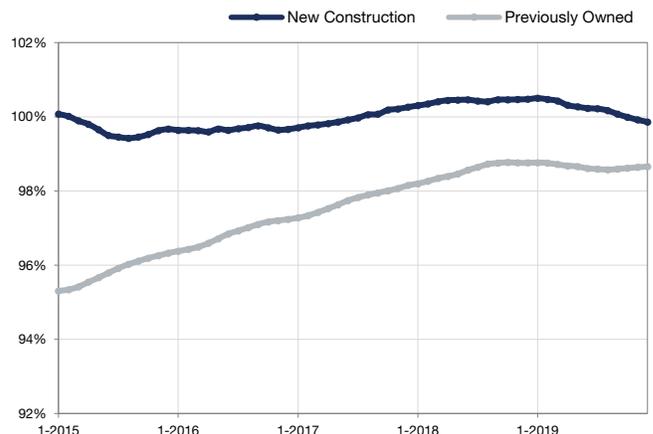
Months Supply of Inventory

2015 2016 2017 2018 2019



Percent of Original List Price Received

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



Showings Review

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

14

Number of Showings Before Pending

0.0%

One-Year Change in Median Showings Before Pending

Monthly Number of Showings



Top 10 Areas: Number of Showings

Minneapolis - (Citywide)	136,258
Saint Paul	102,302
Saint Cloud MSA	39,168
Brainerd MSA	30,461
Woodbury	32,229
Plymouth	34,429
Maple Grove	31,382
Lakeville	23,147
Blaine	26,939
Bloomington	32,852

Top 10 Areas: Showings Before Pending

Brooklyn Center	24
Crystal	24
Saint Paul - Battle Creek / Highwood	23
Spring Lake Park	22
Saint Paul - Greater East Side	21
Bloomington - East	20
Saint Paul - Payne-Phalen	20
Columbia Heights	20
New Brighton	20
Eagan	19

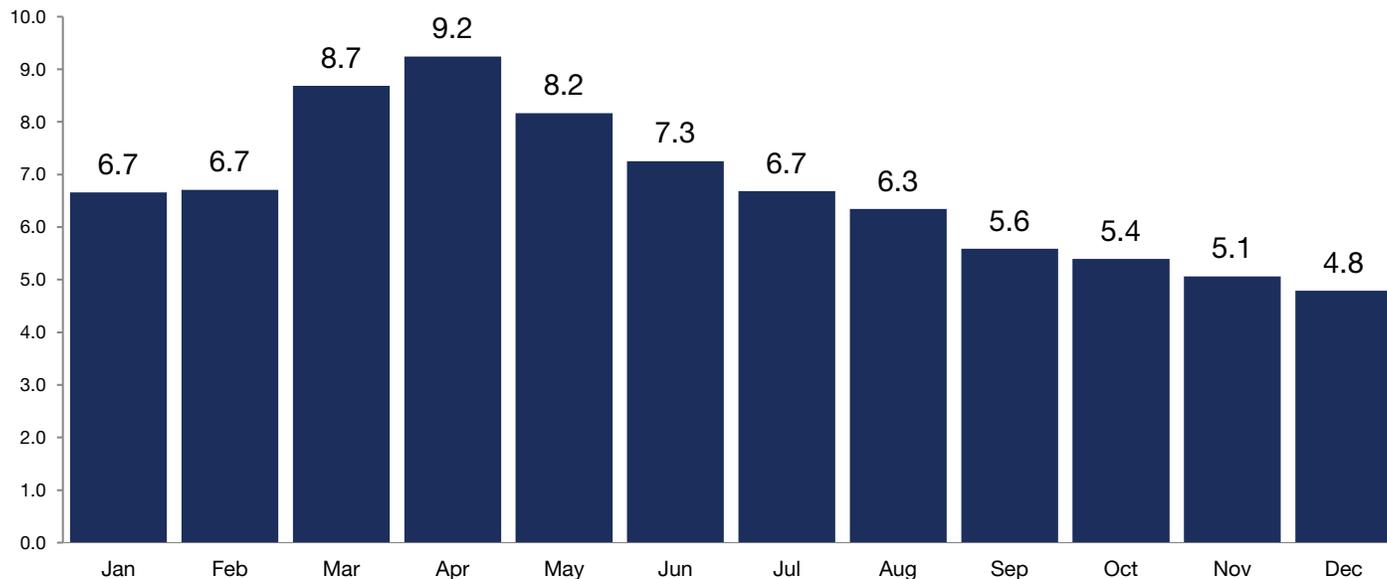
1,262,597

Total Showings in 2019

May '19

Peak Showing Activity Month

2019 Monthly Showings per Listing



2019 Annual Housing Market Report – Twin Cities Metro
Area Overview – Around the Metro



	Total Closed Sales	Change from 2018	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
16-County Twin Cities Region	59,843	+ 0.8%	9.5%	24.9%	1.9%	7.0	49	98.8%
13-County Twin Cities Region	58,846	+ 0.9%	9.5%	25.2%	1.9%	7.1	48	98.8%
Afton	36	- 18.2%	2.8%	0.0%	5.6%	3.6	153	95.5%
Albertville	145	+ 2.1%	8.3%	25.5%	2.1%	5.1	51	98.7%
Andover	567	+ 22.2%	15.3%	7.2%	1.4%	6.6	46	99.1%
Annandale	124	- 5.3%	7.3%	1.6%	2.4%	3.9	63	97.0%
Anoka	242	- 4.0%	6.2%	16.9%	3.7%	8.6	35	99.9%
Apple Valley	996	- 1.6%	2.6%	47.5%	1.3%	10.2	33	99.6%
Arden Hills	111	- 5.9%	0.0%	30.6%	2.7%	10.1	48	97.3%
Arlington	27	- 22.9%	0.0%	0.0%	3.7%	3.7	55	97.4%
Bayport	48	- 22.6%	27.1%	4.2%	2.1%	2.9	88	96.7%
Becker	131	- 18.1%	8.4%	9.9%	3.8%	3.6	58	98.1%
Belle Plaine	169	+ 15.0%	10.1%	8.9%	1.8%	3.9	62	98.8%
Bethel	11	+ 57.1%	0.0%	0.0%	0.0%	--	32	100.9%
Big Lake	389	- 1.5%	17.0%	5.1%	2.6%	4.5	62	98.7%
Birchwood Village	17	+ 54.5%	0.0%	0.0%	0.0%	5.1	63	98.2%
Blaine	1,287	- 1.6%	14.5%	32.4%	1.9%	7.5	40	99.6%
Bloomington	1,296	+ 1.6%	0.2%	26.5%	1.5%	10.4	35	99.3%
Bloomington – East	412	+ 5.1%	0.7%	14.6%	1.2%	12.3	30	100.1%
Bloomington – West	884	0.0%	0.0%	32.0%	1.6%	9.7	37	98.9%
Brainerd MSA	2,098	+ 0.2%	4.1%	4.6%	3.1%	2.2	107	94.9%
Brooklyn Center	434	- 2.0%	0.5%	12.7%	4.6%	16.6	29	100.6%
Brooklyn Park	1,241	- 0.6%	6.8%	31.0%	2.5%	10.8	36	99.9%
Buffalo	331	- 10.5%	9.1%	10.9%	1.5%	5.3	57	98.0%
Burnsville	989	- 3.7%	1.3%	43.9%	2.4%	10.2	34	99.6%
Cambridge	283	- 3.1%	20.5%	9.9%	2.5%	4.5	49	99.8%
Cannon Falls	84	- 19.2%	2.4%	10.7%	1.2%	3.3	61	96.1%
Carver	138	+ 9.5%	37.0%	13.8%	2.2%	3.2	48	98.5%
Centerville	47	- 16.1%	4.3%	21.3%	2.1%	8.5	51	98.1%
Champlin	427	+ 1.9%	7.3%	22.5%	1.4%	7.6	36	99.5%
Chanhassen	537	+ 5.5%	9.9%	35.0%	0.7%	5.2	61	97.7%
Chaska	480	+ 1.1%	12.3%	32.3%	2.1%	5.7	44	99.0%
Chisago	105	- 5.4%	17.1%	5.7%	5.7%	3.4	70	98.0%
Circle Pines	125	+ 12.6%	0.8%	36.0%	4.0%	10.0	24	100.3%
Clear Lake	103	+ 21.2%	11.7%	0.0%	1.0%	3.7	84	97.6%
Clearwater	86	+ 4.9%	16.3%	15.1%	1.2%	4.2	57	97.8%
Cleveland	2	- 81.8%	0.0%	0.0%	0.0%	2.2	82	100.0%
Coates	2	--	0.0%	0.0%	0.0%	2.0	10	102.1%
Cokato	63	- 7.4%	1.6%	4.8%	4.8%	2.0	74	96.9%
Cologne	67	- 5.6%	25.4%	0.0%	0.0%	3.7	54	97.6%
Columbia Heights	347	+ 7.8%	0.3%	18.7%	3.7%	13.3	30	99.7%
Columbus	45	+ 25.0%	24.4%	6.7%	4.4%	4.1	54	98.0%
Coon Rapids	1,089	- 1.2%	1.6%	28.2%	3.0%	12.3	30	100.4%
Corcoran	102	+ 70.0%	43.1%	0.0%	2.9%	3.5	56	98.0%
Cottage Grove	801	+ 18.8%	19.7%	17.7%	2.6%	6.9	36	99.7%
Crystal	424	- 2.5%	1.9%	4.2%	2.4%	15.5	26	100.8%

2019 Annual Housing Market Report – Twin Cities Metro
Area Overview – Around the Metro



	Total Closed Sales	Change from 2018	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Dayton	196	+ 3.7%	59.7%	1.0%	0.0%	2.8	73	98.8%
Deephaven	68	+ 4.6%	2.9%	5.9%	1.5%	3.7	118	94.7%
Delano	148	- 9.2%	20.9%	10.8%	2.0%	3.2	76	98.4%
Dellwood	17	+ 6.3%	0.0%	0.0%	0.0%	2.7	174	91.5%
Eagan	1,067	- 0.3%	1.9%	37.4%	2.4%	10.2	36	99.4%
East Bethel	167	+ 1.2%	9.6%	0.0%	2.4%	7.0	42	99.2%
Eden Prairie	1,090	- 4.7%	0.8%	40.3%	1.1%	7.3	55	98.2%
Edina	988	+ 4.1%	4.1%	33.8%	0.6%	5.6	72	96.3%
Elk River	608	+ 10.1%	16.0%	25.3%	2.3%	5.7	53	99.0%
Elko New Market	122	+ 10.9%	11.5%	18.0%	0.8%	3.9	57	98.0%
Excelsior	39	+ 85.7%	5.1%	33.3%	0.0%	3.7	71	93.6%
Falcon Heights	48	- 26.2%	0.0%	20.8%	0.0%	7.9	39	98.4%
Faribault	369	- 4.2%	1.9%	10.0%	1.6%	4.2	60	97.2%
Farmington	566	+ 6.4%	4.9%	29.0%	1.8%	7.0	34	99.5%
Forest Lake	385	+ 6.9%	9.6%	19.5%	1.0%	5.1	60	98.0%
Fridley	381	- 9.9%	0.5%	16.8%	1.3%	13.6	29	100.1%
Gaylord	37	+ 37.0%	2.7%	0.0%	2.7%	2.9	64	92.9%
Gem Lake	21	+ 320.0%	76.2%	14.3%	9.5%	4.6	40	100.5%
Golden Valley	406	+ 1.2%	3.2%	18.5%	0.5%	9.0	48	98.4%
Grant	52	+ 10.6%	0.0%	0.0%	3.8%	4.3	120	95.5%
Greenfield	40	- 23.1%	12.5%	22.5%	0.0%	2.8	112	96.8%
Greenwood	14	- 26.3%	0.0%	28.6%	0.0%	3.7	121	96.0%
Ham Lake	212	+ 6.5%	13.2%	3.8%	1.9%	6.3	69	97.7%
Hamburg	13	+ 85.7%	0.0%	0.0%	15.4%	2.6	68	92.5%
Hammond	59	- 7.8%	10.2%	5.1%	0.0%	3.1	98	99.2%
Hampton	52	- 16.1%	0.0%	0.0%	0.0%	4.2	170	90.6%
Hanover	57	+ 11.8%	21.1%	1.8%	0.0%	3.9	69	97.5%
Hastings	416	0.0%	0.7%	33.7%	3.4%	5.3	45	98.0%
Hilltop	2	+ 100.0%	0.0%	100.0%	0.0%	7.0	41	99.3%
Hopkins	249	+ 3.8%	0.0%	48.6%	2.0%	10.2	25	100.0%
Hudson	509	- 9.6%	10.0%	15.7%	1.2%	4.0	84	97.6%
Hugo	400	- 5.2%	19.8%	54.5%	1.0%	4.5	45	98.8%
Hutchinson	315	- 5.4%	4.1%	8.9%	1.9%	4.6	54	98.3%
Independence	54	+ 14.9%	5.6%	0.0%	7.4%	3.7	122	95.7%
Inver Grove Heights	485	- 7.8%	5.2%	40.4%	3.3%	6.7	45	99.4%
Isanti	278	- 4.5%	28.8%	9.4%	2.2%	5.2	50	99.7%
Jordan	127	+ 3.3%	16.5%	7.9%	0.8%	4.3	73	98.0%
Lake Elmo	275	- 1.4%	56.0%	18.5%	1.8%	2.7	99	96.9%
Lake Minnetonka Area	1,066	+ 1.8%	12.6%	17.8%	2.1%	4.0	89	95.6%
Lake St. Croix Beach	21	+ 75.0%	4.8%	4.8%	0.0%	7.4	33	99.1%
Lakeland	32	+ 39.1%	0.0%	3.1%	0.0%	5.0	79	96.2%
Lakeland Shores	7	+ 250.0%	0.0%	0.0%	0.0%	2.2	66	98.0%
Lakeville	1,353	+ 2.0%	24.6%	23.7%	0.5%	5.2	54	98.8%
Lauderdale	34	+ 6.3%	0.0%	41.2%	0.0%	11.5	30	98.6%
Le Center	32	+ 33.3%	9.4%	3.1%	0.0%	2.3	50	95.8%
Lexington	20	+ 33.3%	0.0%	0.0%	5.0%	14.3	29	98.7%

2019 Annual Housing Market Report – Twin Cities Metro
Area Overview – Around the Metro



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Lilydale	22	+ 37.5%	0.0%	95.5%	0.0%	5.3	51	98.0%
Lindstrom	114	- 10.2%	13.2%	14.9%	1.8%	4.5	59	98.0%
Lino Lakes	356	- 9.2%	31.2%	27.8%	1.7%	5.1	50	99.3%
Little Canada	129	- 3.7%	0.8%	45.7%	1.6%	8.5	42	97.2%
Long Lake	33	+ 37.5%	0.0%	18.2%	0.0%	4.3	63	95.4%
Lonsdale	127	- 15.9%	22.0%	0.8%	0.8%	3.1	72	99.6%
Loretto	15	- 6.3%	0.0%	33.3%	0.0%	4.1	51	98.3%
Mahtomedi	124	- 8.8%	4.0%	15.3%	0.0%	5.9	72	97.7%
Maple Grove	1,510	+ 1.2%	11.9%	39.8%	1.3%	7.1	41	99.0%
Maple Lake	78	+ 14.7%	6.4%	10.3%	0.0%	4.2	49	97.9%
Maple Plain	25	+ 38.9%	16.0%	0.0%	4.0%	3.4	62	96.0%
Maplewood	546	- 1.8%	0.5%	26.7%	2.2%	11.6	34	99.4%
Marine on St. Croix	25	+ 8.7%	0.0%	12.0%	0.0%	3.5	109	95.9%
Mayer	70	+ 16.7%	48.6%	5.7%	0.0%	2.2	91	100.0%
Medicine Lake	4	--	25.0%	0.0%	0.0%	4.0	206	96.3%
Medina	149	+ 2.8%	25.5%	13.4%	1.3%	2.7	100	95.8%
Mendota	2	- 33.3%	50.0%	0.0%	0.0%	5.0	94	101.7%
Mendota Heights	201	+ 6.3%	3.5%	24.4%	2.0%	5.9	49	97.3%
Miesville	0	--	0.0%	0.0%	0.0%	8.3	0	0.0%
Milaca	150	+ 16.3%	8.0%	6.7%	2.0%	3.3	76	96.7%
Minneapolis - (Citywide)	5,644	+ 1.4%	5.7%	29.0%	1.6%	9.9	45	99.2%
Minneapolis - Calhoun-Isle	438	- 9.5%	0.2%	55.9%	1.1%	12.9	68	96.5%
Minneapolis - Camden	672	+ 3.2%	5.2%	0.9%	3.3%	6.0	34	100.5%
Minneapolis - Central	877	+ 17.9%	26.2%	99.7%	0.3%	15.9	66	99.1%
Minneapolis - Longfellow	396	+ 2.1%	2.3%	3.8%	2.0%	12.0	33	99.7%
Minneapolis - Near North	321	- 10.1%	3.4%	6.2%	3.4%	13.1	39	100.8%
Minneapolis - Nokomis	737	+ 2.8%	1.1%	3.7%	1.6%	13.6	34	99.6%
Minneapolis - Northeast	471	- 7.6%	0.8%	10.2%	1.7%	9.5	32	99.7%
Minneapolis - Phillips	86	- 1.1%	0.0%	52.3%	5.8%	12.4	53	97.9%
Minneapolis - Powderhorn	543	+ 1.9%	0.7%	24.1%	1.8%	8.5	36	100.3%
Minneapolis - Southwest	890	+ 2.4%	2.0%	7.5%	0.3%	6.7	48	97.8%
Minneapolis - University	189	- 5.5%	0.0%	72.0%	1.6%	7.8	67	97.2%
Minnetonka	998	+ 11.9%	3.8%	35.0%	1.2%	3.1	55	97.7%
Minnetonka Beach	10	- 50.0%	0.0%	0.0%	0.0%	3.1	161	93.1%
Minnetrissa	182	+ 13.0%	37.9%	9.3%	1.1%	5.1	82	96.6%
Montgomery	96	- 4.0%	12.5%	11.5%	4.2%	3.3	60	98.3%
Monticello	298	- 3.6%	15.8%	26.2%	1.0%	5.1	49	98.8%
Montrose	124	- 1.6%	24.2%	15.3%	4.0%	3.2	62	98.7%
Mora	153	+ 23.4%	6.5%	1.3%	2.6%	2.9	77	95.0%
Mound	219	- 3.1%	2.7%	19.6%	2.3%	6.4	61	97.3%
Mounds View	151	+ 9.4%	9.9%	15.9%	2.6%	9.3	38	98.9%
New Brighton	270	0.0%	0.0%	20.0%	0.7%	12.7	31	99.3%
New Germany	12	- 20.0%	0.0%	0.0%	8.3%	4.4	64	97.2%
New Hope	292	- 5.5%	1.0%	14.7%	1.4%	12.0	31	99.5%
New Prague	240	+ 12.7%	10.4%	15.4%	1.7%	3.6	73	98.0%
New Richmond	335	+ 15.5%	21.8%	11.3%	1.5%	3.1	86	98.5%

2019 Annual Housing Market Report – Twin Cities Metro
Area Overview – Around the Metro



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New Trier	2	+ 100.0%	0.0%	0.0%	0.0%	27.5	14	100.0%
Newport	71	+ 29.1%	32.4%	4.2%	4.2%	9.1	44	98.9%
North Branch	271	+ 12.0%	19.6%	7.7%	3.0%	4.1	55	98.3%
North Oaks	83	- 13.5%	21.7%	18.1%	0.0%	3.0	122	95.7%
North Saint Paul	185	+ 1.1%	1.6%	8.6%	6.5%	13.6	33	99.6%
Northfield	303	+ 16.1%	3.3%	24.4%	1.3%	4.1	72	97.0%
Norwood Young America	71	- 16.5%	21.1%	14.1%	1.4%	2.1	81	98.7%
Nowthen	38	+ 11.8%	2.6%	0.0%	2.6%	6.9	52	97.6%
Oak Grove	134	+ 13.6%	13.4%	0.0%	1.5%	4.7	68	98.3%
Oak Park Heights	53	+ 20.5%	0.0%	39.6%	1.9%	6.7	41	98.1%
Oakdale	463	- 1.3%	0.4%	37.8%	1.9%	11.9	30	99.8%
Onamia	47	- 7.8%	0.0%	17.0%	0.0%	1.5	123	94.8%
Orono	178	- 6.3%	10.7%	8.4%	4.5%	3.3	118	94.7%
Osseo	25	0.0%	4.0%	0.0%	4.0%	8.3	26	99.3%
Otsego	586	+ 8.9%	36.7%	30.2%	1.4%	4.2	45	99.0%
Pine City	133	+ 3.1%	7.5%	6.0%	2.3%	3.6	71	95.8%
Pine Springs	4	- 42.9%	0.0%	0.0%	0.0%	7.7	96	90.4%
Plymouth	1,524	+ 1.7%	14.6%	36.2%	2.0%	6.7	50	98.6%
Princeton	201	- 23.3%	12.9%	10.9%	1.0%	3.9	57	98.7%
Prior Lake	631	+ 6.8%	13.9%	29.3%	1.6%	4.7	67	97.8%
Ramsey	560	- 5.4%	14.1%	30.7%	2.0%	6.1	40	99.0%
Randolph	10	+ 66.7%	0.0%	0.0%	0.0%	10.8	38	98.0%
Red Wing	309	+ 5.8%	3.9%	15.2%	3.2%	3.2	65	97.9%
Richfield	505	- 4.5%	0.2%	8.9%	1.6%	13.7	23	100.5%
River Falls	252	- 9.4%	11.9%	15.5%	0.8%	3.3	66	98.7%
Robbinsdale	301	+ 2.4%	1.3%	11.3%	2.0%	11.9	27	100.8%
Rockford	78	+ 47.2%	20.5%	26.9%	0.0%	4.8	51	98.9%
Rogers	254	- 0.8%	33.1%	39.0%	0.8%	4.3	50	98.3%
Rosemount	568	+ 20.9%	16.2%	34.7%	1.8%	5.7	40	99.3%
Roseville	520	+ 4.0%	1.9%	25.4%	1.9%	9.6	36	99.4%
Rush City	58	- 31.8%	12.1%	5.2%	1.7%	3.3	54	98.2%
Saint Anthony	102	- 23.9%	0.0%	40.2%	0.0%	8.2	30	98.8%
Saint Bonifacius	49	- 5.8%	0.0%	18.4%	2.0%	7.0	55	97.2%
Saint Cloud MSA	2,665	- 2.3%	5.3%	5.1%	2.5%	3.9	73	96.7%
Saint Francis	164	- 3.0%	18.3%	12.8%	4.9%	4.2	61	99.4%
Saint Louis Park	869	- 8.2%	0.5%	27.2%	1.4%	10.3	40	98.6%
Saint Mary's Point	2	- 66.7%	0.0%	0.0%	0.0%	7.5	64	100.2%
Saint Michael	347	- 1.7%	18.7%	22.5%	1.7%	5.2	48	98.8%
Saint Paul	3,582	- 4.6%	0.9%	15.8%	2.6%	11.2	41	99.1%
Saint Paul - Battle Creek / Highwood	247	- 9.2%	0.8%	6.1%	4.5%	13.8	32	100.1%
Saint Paul - Como Park	250	- 11.0%	0.8%	3.2%	0.4%	10.8	30	99.9%
Saint Paul - Dayton's Bluff	202	- 9.0%	1.0%	5.4%	7.4%	13.9	38	98.5%
Saint Paul - Downtown	170	+ 8.3%	0.0%	100.0%	0.6%	5.6	71	97.6%
Saint Paul - Greater East Side	375	- 13.2%	1.1%	3.2%	2.7%	15.6	33	99.7%
Saint Paul - Hamline-Midway	136	- 10.5%	0.0%	0.0%	4.4%	15.0	25	100.7%
Saint Paul - Highland Park	318	- 1.5%	0.9%	13.5%	0.3%	7.9	40	98.8%

2019 Annual Housing Market Report – Twin Cities Metro
Area Overview – Around the Metro



	Total Closed Sales	Change from 2018	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Saint Paul - Merriam Park / Lexington-Hamline	139	- 10.9%	0.0%	3.6%	2.2%	9.0	55	97.3%
Saint Paul - Macalester-Groveland	305	0.0%	1.6%	7.9%	0.7%	9.9	41	97.7%
Saint Paul - North End	226	- 5.4%	0.4%	9.7%	4.4%	14.4	36	98.9%
Saint Paul - Payne-Phalen	364	+ 6.7%	2.5%	1.9%	2.7%	13.7	35	100.9%
Saint Paul - St. Anthony Park	86	+ 10.3%	0.0%	50.0%	0.0%	7.8	41	98.8%
Saint Paul - Summit Hill	88	- 13.7%	5.7%	39.8%	1.1%	5.2	73	97.5%
Saint Paul - Summit-University	213	- 12.3%	0.5%	55.9%	2.8%	8.0	59	97.7%
Saint Paul - Thomas-Dale (Frogtown)	129	+ 11.2%	0.0%	2.3%	6.2%	11.9	41	98.8%
Saint Paul - West Seventh	152	- 11.1%	0.0%	25.0%	2.6%	11.6	43	98.8%
Saint Paul - West Side	182	+ 13.0%	0.5%	6.6%	2.2%	13.4	46	99.4%
Saint Paul Park	90	- 5.3%	1.1%	12.2%	1.1%	7.8	38	99.9%
Savage	641	+ 4.2%	15.8%	29.0%	0.8%	5.3	51	99.5%
Scandia	57	- 1.7%	1.8%	1.8%	1.8%	3.6	102	94.6%
Shakopee	788	+ 2.6%	11.7%	43.8%	1.4%	6.7	40	99.1%
Shoreview	437	+ 2.1%	0.5%	37.8%	0.7%	10.2	33	99.0%
Shorewood	168	+ 20.9%	18.5%	13.7%	1.8%	4.5	84	96.5%
Somerset	120	+ 4.3%	20.8%	10.8%	1.7%	2.6	108	98.5%
South Haven	51	- 22.7%	0.0%	0.0%	3.9%	2.9	117	92.6%
South Saint Paul	356	- 6.8%	0.6%	4.2%	4.2%	10.6	31	99.6%
Spring Lake Park	92	- 19.3%	4.3%	10.9%	3.3%	14.1	29	101.0%
Spring Park	18	+ 100.0%	0.0%	61.1%	0.0%	3.0	65	94.2%
Stacy	52	- 13.3%	21.2%	19.2%	5.8%	5.7	58	99.6%
Stillwater	392	- 2.2%	6.9%	23.0%	0.8%	5.4	64	97.9%
Sunfish Lake	7	- 36.4%	0.0%	0.0%	0.0%	2.3	269	89.3%
Tonka Bay	20	- 33.3%	5.0%	0.0%	0.0%	3.0	156	93.4%
Vadnais Heights	227	- 6.2%	14.1%	51.1%	1.8%	9.2	45	99.8%
Vermillion	1	- 75.0%	0.0%	0.0%	0.0%	11.7	38	101.9%
Victoria	260	+ 1.2%	34.2%	23.5%	1.2%	3.2	70	98.2%
Waconia	217	- 20.5%	9.7%	20.7%	0.9%	4.3	48	98.4%
Watertown	96	- 12.7%	17.7%	8.3%	3.1%	2.8	77	98.9%
Waterville	38	- 15.6%	2.6%	7.9%	2.6%	2.1	100	93.0%
Wayzata	97	- 4.0%	5.2%	59.8%	2.1%	10.5	101	91.5%
West Saint Paul	311	+ 9.9%	0.6%	19.3%	3.2%	10.5	29	100.0%
White Bear Lake	367	- 17.3%	0.8%	24.3%	1.9%	10.5	32	99.6%
Willernie	11	+ 10.0%	9.1%	0.0%	0.0%	--	53	97.1%
Winthrop	33	+ 73.7%	0.0%	3.0%	3.0%	2.4	70	92.1%
Woodbury	1,650	+ 6.2%	20.7%	40.1%	0.8%	6.4	48	98.7%
Woodland	10	- 9.1%	10.0%	0.0%	0.0%	4.2	148	92.3%
Wyoming	103	- 22.6%	13.6%	7.8%	1.9%	4.1	79	97.3%
Zimmerman	310	+ 7.3%	22.6%	8.1%	1.9%	2.2	60	98.8%
Zumbrota	82	+ 2.5%	22.0%	12.2%	1.2%	7.0	90	96.9%

Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2018	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Minneapolis	5,644	+ 1.4%	5.7%	29.0%	1.6%	9.9	45	99.2%
Armatage	127	+ 13.4%	3.1%	0.0%	0.0%	10.0	49	98.9%
Audubon Park	83	- 25.2%	0.0%	0.0%	0.0%	14.4	24	100.6%
Bancroft	86	+ 28.4%	1.2%	16.3%	1.2%	12.1	31	102.5%
Beltrami	9	- 10.0%	0.0%	0.0%	0.0%	17.7	30	101.2%
Bottineau	14	- 30.0%	0.0%	7.1%	0.0%	11.1	16	101.8%
Bryant	34	- 26.1%	0.0%	0.0%	5.9%	11.5	40	100.4%
Bryn Mawr	52	- 11.9%	0.0%	5.8%	0.0%	7.6	53	98.9%
Calhoun (CARAG)	53	+ 3.9%	0.0%	54.7%	0.0%	8.4	42	97.6%
Cedar - Isles - Dean	62	- 24.4%	0.0%	67.7%	1.6%	6.9	88	94.7%
Cedar-Riverside	12	- 62.5%	0.0%	91.7%	0.0%	5.4	64	97.0%
Central	59	- 6.3%	1.7%	15.3%	5.1%	10.6	47	101.4%
Cleveland	87	+ 10.1%	0.0%	0.0%	2.3%	13.7	26	100.2%
Columbia Park	22	- 31.3%	4.5%	0.0%	4.5%	12.5	46	98.4%
Cooper	69	+ 27.8%	2.9%	0.0%	0.0%	18.0	34	98.9%
Corcoran Neighborhood	35	0.0%	2.9%	8.6%	0.0%	13.9	39	99.0%
Diamond Lake	119	+ 43.4%	0.8%	0.8%	0.0%	8.8	36	99.3%
Downtown East – Mpls	266	+ 20.9%	68.0%	100.0%	0.0%	4.8	86	103.6%
Downtown West – Mpls	131	- 6.4%	1.5%	100.0%	1.5%	5.9	59	96.4%
East Calhoun (ECCO)	30	+ 7.1%	0.0%	33.3%	0.0%	8.8	64	96.6%
East Harriet	56	- 6.7%	0.0%	26.8%	0.0%	8.9	46	97.3%
East Isles	41	- 19.6%	0.0%	61.0%	2.4%	5.0	47	99.2%
East Phillips	23	- 11.5%	0.0%	52.2%	0.0%	12.4	49	98.7%
Elliot Park	96	+ 12.9%	7.3%	99.0%	0.0%	5.6	73	96.9%
Ericsson	61	+ 7.0%	0.0%	1.6%	1.6%	12.8	22	99.4%
Field	47	+ 4.4%	2.1%	0.0%	0.0%	12.1	49	99.3%
Folwell	107	+ 2.9%	3.7%	0.9%	2.8%	12.7	35	99.5%
Fulton	129	+ 19.4%	6.2%	1.6%	0.8%	7.1	51	97.7%
Hale	68	+ 7.9%	1.5%	0.0%	1.5%	10.3	37	99.6%
Harrison	7	- 63.2%	0.0%	0.0%	14.3%	11.2	28	104.9%
Hawthorne	52	+ 36.8%	0.0%	5.8%	3.8%	8.3	40	100.9%
Hiawatha	85	- 22.0%	3.5%	1.2%	2.4%	16.3	25	101.0%
Holland	38	- 26.9%	0.0%	15.8%	2.6%	12.8	25	102.2%
Howe	121	- 4.0%	1.7%	2.5%	2.5%	16.8	31	99.7%
Jordan Neighborhood	108	- 15.6%	2.8%	0.0%	0.9%	12.6	41	99.8%
Keewaydin	56	- 6.7%	1.8%	3.6%	3.6%	25.4	18	101.2%
Kenny	78	- 6.0%	0.0%	0.0%	0.0%	8.8	38	98.1%
Kenwood	18	- 28.0%	0.0%	0.0%	0.0%	4.0	80	93.8%
Kenyon	50	- 2.0%	8.0%	6.0%	4.0%	2.0	71	95.1%
King Field	132	+ 2.3%	0.8%	15.2%	0.8%	11.6	35	98.7%
Lind-Bohanon	133	- 9.5%	18.8%	3.8%	2.3%	11.2	36	102.1%
Linden Hills	140	- 17.2%	2.9%	20.7%	0.7%	6.5	56	97.0%
Logan Park	21	+ 90.9%	0.0%	52.4%	0.0%	11.4	41	97.1%
Longfellow	67	+ 15.5%	1.5%	0.0%	1.5%	16.5	37	99.1%

Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2018	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Loring Park	116	+ 19.6%	0.0%	99.1%	0.9%	6.2	83	95.7%
Lowry Hill	80	- 7.0%	1.3%	70.0%	3.8%	5.4	99	93.8%
Lowry Hill East	66	+ 20.0%	0.0%	68.2%	0.0%	7.2	67	97.1%
Lyndale	56	- 1.8%	0.0%	42.9%	0.0%	9.4	46	99.0%
Lynnhurst	104	+ 19.5%	0.0%	0.0%	0.0%	7.3	58	96.4%
Marcy Holmes	42	+ 13.5%	0.0%	90.5%	0.0%	6.6	70	96.1%
Marshall Terrace	14	- 6.7%	7.1%	14.3%	0.0%	12.1	44	98.7%
McKinley	75	+ 38.9%	2.7%	0.0%	8.0%	14.6	45	98.2%
Midtown Phillips	26	- 10.3%	0.0%	42.3%	11.5%	9.8	51	95.8%
Minnehaha	96	+ 4.3%	2.1%	19.8%	2.1%	14.8	28	99.3%
Morris Park	75	0.0%	0.0%	0.0%	0.0%	13.4	33	100.4%
Near North	34	- 29.2%	8.8%	17.6%	0.0%	8.6	43	102.8%
Nicollet Island - East Bank	60	- 6.3%	0.0%	100.0%	1.7%	6.5	90	97.1%
North Loop	220	+ 44.7%	18.2%	100.0%	0.0%	7.3	52	98.5%
Northeast Park	9	+ 28.6%	0.0%	11.1%	0.0%	12.5	30	102.4%
Northrop	67	0.0%	0.0%	0.0%	3.0%	16.1	37	98.9%
Page	29	+ 3.6%	6.9%	0.0%	0.0%	7.2	75	97.3%
Phillips West	18	+ 50.0%	0.0%	77.8%	5.6%	8.7	66	97.2%
Powderhorn Park	69	+ 9.5%	0.0%	21.7%	0.0%	13.1	24	100.5%
Prospect Park – East River Road	45	+ 18.4%	0.0%	60.0%	0.0%	6.4	56	97.1%
Regina	40	- 32.2%	0.0%	10.0%	2.5%	18.8	36	99.4%
Seward	54	+ 31.7%	1.9%	20.4%	3.7%	9.6	42	99.7%
Sheridan	14	- 26.3%	0.0%	14.3%	7.1%	--	37	100.4%
Shingle Creek	51	- 27.1%	0.0%	0.0%	3.9%	13.8	36	101.4%
Southeast Como	30	+ 3.4%	0.0%	0.0%	6.7%	10.3	39	99.3%
St. Anthony East	21	+ 10.5%	0.0%	57.1%	0.0%	14.1	37	98.4%
St. Anthony West	19	+ 46.2%	0.0%	57.9%	0.0%	7.5	43	97.4%
Standish	126	- 4.5%	0.8%	2.4%	2.4%	18.5	30	100.8%
Stevens Square – Loring Heights	48	- 4.0%	0.0%	97.9%	0.0%	8.0	40	97.6%
Sumner-Glenwood	12	0.0%	0.0%	91.7%	0.0%	6.4	36	99.2%
Tangletown	77	+ 28.3%	0.0%	1.3%	0.0%	10.1	49	98.0%
University of Minnesota	0	--	0.0%	0.0%	0.0%	--	0	0.0%
Ventura Village	19	- 5.0%	0.0%	42.1%	5.3%	6.3	47	100.9%
Victory	116	+ 23.4%	0.0%	0.0%	2.6%	10.9	30	100.6%
Waite Park	144	+ 3.6%	0.7%	0.0%	2.8%	13.9	33	98.9%
Webber-Camden	103	0.0%	3.9%	0.0%	2.9%	14.7	36	100.7%
Wenonah	79	- 10.2%	0.0%	0.0%	3.8%	13.8	27	100.9%
West Calhoun	36	- 23.4%	0.0%	97.2%	0.0%	8.9	53	97.4%
Whittier	78	+ 11.4%	0.0%	80.8%	1.3%	8.7	42	97.1%
Willard-Hay	108	- 3.6%	4.6%	0.0%	6.5%	13.6	35	100.9%
Windom	47	- 23.0%	2.1%	0.0%	0.0%	13.1	38	98.6%
Windom Park	63	+ 1.6%	1.6%	3.2%	1.6%	14.9	30	100.0%

2019 Annual Housing Market Report – Twin Cities Metro
Area Overview – Townships



	Total Closed Sales	Change from 2018	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Baytown Township	25	4.2%	16.0%	0.0%	0.0%	2.9	142	96.5%
Belle Plaine Township	2	100.0%	0.0%	0.0%	0.0%	2.0	35	95.3%
Benton Township	0	--	0.0%	0.0%	0.0%	2.8	0	0.0%
Blakeley Township	2	--	0.0%	0.0%	0.0%	--	40	96.9%
Camden Township	4	--	0.0%	0.0%	0.0%	--	52	93.8%
Castle Rock Township	3	0.0%	0.0%	0.0%	0.0%	1.4	26	102.3%
Cedar Lake Township	23	-4.2%	8.7%	8.7%	0.0%	--	134	93.6%
Credit River Township	36	24.1%	2.8%	0.0%	5.6%	2.8	125	96.8%
Dahlgren Township	6	200.0%	0.0%	0.0%	0.0%	3.4	40	97.1%
Douglas Township	3	200.0%	0.0%	0.0%	0.0%	4.1	60	92.5%
Empire Township	14	75.0%	0.0%	14.3%	0.0%	3.6	31	99.1%
Eureka Township	15	87.5%	0.0%	0.0%	0.0%	2.5	77	91.9%
Greenvale Township	2	100.0%	0.0%	0.0%	0.0%	4.6	41	97.2%
Grey Cloud Island Township	6	20.0%	0.0%	0.0%	0.0%	--	53	97.0%
Hancock Township	0	--	0.0%	0.0%	0.0%	4.1	0	0.0%
Hassan Township	0	--	0.0%	0.0%	0.0%	4.0	0	0.0%
Helena Township	5	66.7%	0.0%	0.0%	0.0%	--	32	98.4%
Hollywood Township	1	--	0.0%	0.0%	0.0%	10.3	0	0.0%
Jackson Township	11	0.0%	0.0%	0.0%	0.0%	--	109	92.3%
Laketown Township	10	-9.1%	10.0%	0.0%	0.0%	0.6	108	95.8%
Linwood Township	53	-7.0%	3.8%	0.0%	3.8%	2.6	64	97.8%
Louisville Township	4	33.3%	0.0%	0.0%	0.0%	4.9	12	101.9%
Marshan Township	1	-75.0%	0.0%	0.0%	0.0%	6.8	24	110.5%
May Township	26	-18.8%	0.0%	0.0%	0.0%	2.8	149	95.1%
New Market Township	21	40.0%	4.8%	0.0%	4.8%	3.3	90	94.3%
Nininger Township	3	0.0%	0.0%	0.0%	0.0%	4.3	95	93.1%
Randolph Township	2	0.0%	0.0%	0.0%	0.0%	3.6	166	96.4%
Ravenna Township	9	28.6%	0.0%	0.0%	0.0%	5.9	98	95.0%
San Francisco Township	1	-66.7%	0.0%	0.0%	0.0%	6.7	18	96.3%
Sand Creek Township	2	100.0%	0.0%	0.0%	0.0%	3.3	14	96.5%
Sciota Township	0	--	0.0%	0.0%	0.0%	2.6	0	0.0%
Spring Lake Township	23	187.5%	4.3%	0.0%	4.3%	--	52	96.5%
St. Lawrence Township	1	0.0%	0.0%	0.0%	0.0%	14.0	1	98.2%
Stillwater Township	15	-6.3%	0.0%	0.0%	6.7%	4.9	48	95.0%
Vermillion Township	3	-25.0%	0.0%	0.0%	0.0%	12.0	36	94.8%
Waconia Township	5	66.7%	0.0%	0.0%	0.0%	4.8	166	94.6%
Waterford Township	1	--	0.0%	0.0%	0.0%	7.4	20	108.7%
Watertown Township	4	-42.9%	0.0%	0.0%	0.0%	2.7	231	95.5%
West Lakeland Township	41	24.2%	0.0%	0.0%	0.0%	4.8	97	97.3%
White Bear Township	174	3.0%	4.6%	26.4%	1.7%	2.5	41	98.7%
Young America Township	2	--	0.0%	0.0%	0.0%	3.5	36	100.4%

2019 Annual Housing Market Report – Twin Cities Metro
Area Overview – Counties



	Total Closed Sales	Change from 2018	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	5,959	+ 0.1%	10.3%	21.9%	2.4%	8.2	40	99.5%
Carver County	1,988	- 0.9%	18.0%	24.6%	1.5%	4.2	58	98.3%
Chisago County	957	- 2.1%	14.1%	7.8%	3.6%	3.9	63	98.0%
Dakota County	7,423	+ 1.6%	7.5%	33.5%	2.0%	7.7	40	99.2%
Goodhue County	678	- 3.1%	7.4%	12.1%	2.7%	2.8	73	97.4%
Hennepin County	20,240	+ 0.9%	6.9%	28.3%	1.6%	8.2	47	98.7%
Isanti County	786	- 5.6%	19.7%	7.4%	2.4%	4.9	51	99.2%
Kanabec County	257	+ 8.4%	4.3%	0.8%	4.7%	3.0	78	94.8%
Le Sueur County	388	- 2.8%	8.5%	9.5%	1.8%	2.7	72	96.9%
Mille Lacs County	455	- 6.2%	5.5%	11.0%	2.2%	2.7	83	96.2%
Ramsey County	6,908	- 3.7%	2.1%	21.9%	2.3%	10.5	39	99.1%
Rice County	871	- 1.9%	5.7%	12.3%	1.4%	3.9	69	97.5%
Scott County	2,750	+ 5.9%	12.7%	28.5%	1.4%	5.1	56	98.6%
Sherburne County	1,894	+ 5.0%	15.7%	11.5%	2.3%	4.5	58	98.6%
Sibley County	154	+ 6.9%	3.2%	1.3%	5.8%	2.9	66	94.5%
St. Croix County	1,575	+ 5.6%	13.2%	11.0%	1.4%	3.3	86	98.0%
Washington County	5,149	+ 4.6%	16.4%	28.6%	1.4%	5.8	54	98.5%
Wright County	2,757	- 0.4%	19.1%	17.8%	1.6%	4.2	57	98.1%

2019 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
16-County Twin Cities Region	\$219,000	\$230,000	\$245,900	\$265,000	\$280,000	+ 5.7%	+ 27.9%
13-County Twin Cities Region	\$220,000	\$232,000	\$247,500	\$265,000	\$282,000	+ 6.4%	+ 28.2%
Afton	\$435,000	\$452,500	\$431,000	\$492,000	\$508,500	+ 3.4%	+ 16.9%
Albertville	\$210,000	\$225,000	\$239,900	\$255,300	\$259,350	+ 1.6%	+ 23.5%
Andover	\$247,500	\$268,000	\$290,000	\$305,000	\$336,250	+ 10.2%	+ 35.9%
Annandale	\$204,450	\$205,000	\$222,400	\$227,800	\$245,000	+ 7.6%	+ 19.8%
Anoka	\$178,950	\$195,000	\$206,500	\$230,000	\$235,000	+ 2.2%	+ 31.3%
Apple Valley	\$224,900	\$229,900	\$245,800	\$265,000	\$282,000	+ 6.4%	+ 25.4%
Arden Hills	\$282,000	\$299,000	\$301,000	\$361,000	\$339,000	- 6.1%	+ 20.2%
Arlington	\$130,250	\$127,000	\$139,900	\$145,145	\$159,900	+ 10.2%	+ 22.8%
Bayport	\$207,000	\$233,250	\$300,000	\$429,500	\$422,400	- 1.7%	+ 104.1%
Becker	\$183,900	\$193,250	\$211,450	\$219,900	\$249,900	+ 13.6%	+ 35.9%
Belle Plaine	\$194,000	\$207,050	\$225,000	\$242,300	\$255,000	+ 5.2%	+ 31.4%
Bethel	\$158,185	\$199,450	\$205,500	\$230,000	\$196,000	- 14.8%	+ 23.9%
Big Lake	\$178,000	\$200,000	\$210,000	\$234,000	\$244,450	+ 4.5%	+ 37.3%
Birchwood Village	\$260,000	\$289,000	\$340,000	\$365,000	\$352,000	- 3.6%	+ 35.4%
Blaine	\$220,000	\$230,000	\$242,500	\$265,000	\$280,000	+ 5.7%	+ 27.3%
Bloomington	\$218,000	\$232,000	\$250,000	\$260,000	\$279,900	+ 7.7%	+ 28.4%
Bloomington – East	\$198,250	\$210,000	\$232,000	\$242,000	\$259,950	+ 7.4%	+ 31.1%
Bloomington – West	\$235,000	\$250,000	\$264,750	\$279,777	\$301,000	+ 7.6%	+ 28.1%
Brainerd MSA	\$170,000	\$182,000	\$193,000	\$209,900	\$220,200	+ 4.9%	+ 29.5%
Brooklyn Center	\$154,900	\$165,000	\$186,125	\$204,000	\$220,000	+ 7.8%	+ 42.0%
Brooklyn Park	\$194,000	\$214,200	\$229,900	\$249,900	\$265,000	+ 6.0%	+ 36.6%
Buffalo	\$200,000	\$204,900	\$234,000	\$240,000	\$251,500	+ 4.8%	+ 25.8%
Burnsville	\$222,000	\$234,950	\$244,550	\$262,000	\$273,500	+ 4.4%	+ 23.2%
Cambridge	\$163,500	\$169,900	\$190,500	\$206,000	\$224,650	+ 9.1%	+ 37.4%
Cannon Falls	\$202,000	\$203,500	\$233,000	\$246,500	\$261,750	+ 6.2%	+ 29.6%
Carver	\$277,750	\$296,090	\$345,000	\$367,167	\$367,500	+ 0.1%	+ 32.3%
Centerville	\$223,000	\$235,000	\$243,000	\$263,250	\$273,000	+ 3.7%	+ 22.4%
Champlin	\$205,000	\$224,000	\$239,450	\$255,000	\$270,000	+ 5.9%	+ 31.7%
Chanhassen	\$324,950	\$336,950	\$346,000	\$357,500	\$390,220	+ 9.2%	+ 20.1%
Chaska	\$255,000	\$272,500	\$292,750	\$289,950	\$308,000	+ 6.2%	+ 20.8%
Chisago	\$235,000	\$250,000	\$255,000	\$283,800	\$290,450	+ 2.3%	+ 23.6%
Circle Pines	\$162,550	\$180,000	\$191,050	\$210,000	\$218,938	+ 4.3%	+ 34.7%
Clear Lake	\$185,000	\$177,000	\$214,900	\$215,500	\$250,950	+ 16.5%	+ 35.6%
Clearwater	\$157,500	\$190,000	\$180,000	\$213,875	\$209,000	- 2.3%	+ 32.7%
Cleveland	\$109,900	\$191,950	\$319,000	\$189,000	\$184,950	- 2.1%	+ 68.3%
Coates	\$161,625	\$0	\$112,500	\$0	\$228,850	--	+ 41.6%
Cokato	\$132,450	\$159,550	\$158,500	\$158,700	\$200,000	+ 26.0%	+ 51.0%
Cologne	\$250,000	\$240,000	\$291,625	\$321,500	\$341,700	+ 6.3%	+ 36.7%
Columbia Heights	\$158,125	\$173,950	\$190,000	\$209,900	\$220,222	+ 4.9%	+ 39.3%
Columbus	\$236,300	\$263,000	\$277,500	\$365,500	\$369,900	+ 1.2%	+ 56.5%
Coon Rapids	\$175,000	\$190,000	\$204,250	\$227,000	\$235,000	+ 3.5%	+ 34.3%
Corcoran	\$330,000	\$378,000	\$431,200	\$439,243	\$474,153	+ 7.9%	+ 43.7%
Cottage Grove	\$222,000	\$240,000	\$250,000	\$262,500	\$290,000	+ 10.5%	+ 30.6%
Crystal	\$172,000	\$185,450	\$200,000	\$220,000	\$233,500	+ 6.1%	+ 35.8%

2019 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Dayton	\$320,000	\$349,950	\$425,083	\$400,000	\$435,000	+ 8.7%	+ 35.9%
Deephaven	\$622,500	\$581,000	\$689,000	\$910,000	\$779,900	- 14.3%	+ 25.3%
Delano	\$275,100	\$280,000	\$295,000	\$315,560	\$327,014	+ 3.6%	+ 18.9%
Dellwood	\$594,215	\$532,000	\$600,000	\$587,500	\$725,000	+ 23.4%	+ 22.0%
Eagan	\$243,274	\$259,000	\$267,250	\$280,000	\$305,000	+ 8.9%	+ 25.4%
East Bethel	\$219,500	\$237,500	\$253,250	\$269,900	\$287,250	+ 6.4%	+ 30.9%
Eden Prairie	\$299,900	\$308,500	\$329,500	\$337,000	\$359,500	+ 6.7%	+ 19.9%
Edina	\$397,000	\$435,005	\$460,000	\$450,000	\$473,606	+ 5.2%	+ 19.3%
Elk River	\$215,250	\$230,000	\$245,000	\$262,500	\$273,000	+ 4.0%	+ 26.8%
Elko New Market	\$264,250	\$305,000	\$300,000	\$329,900	\$325,000	- 1.5%	+ 23.0%
Excelsior	\$502,500	\$502,000	\$529,500	\$605,000	\$600,000	- 0.8%	+ 19.4%
Falcon Heights	\$257,000	\$288,800	\$270,000	\$298,900	\$310,500	+ 3.9%	+ 20.8%
Faribault	\$146,000	\$159,000	\$175,000	\$177,370	\$190,500	+ 7.4%	+ 30.5%
Farmington	\$220,500	\$229,900	\$251,900	\$261,000	\$272,000	+ 4.2%	+ 23.4%
Forest Lake	\$225,500	\$230,000	\$250,500	\$269,900	\$306,250	+ 13.5%	+ 35.8%
Fridley	\$175,000	\$187,800	\$199,900	\$219,900	\$240,500	+ 9.4%	+ 37.4%
Gaylord	\$80,750	\$115,000	\$97,500	\$143,900	\$137,500	- 4.4%	+ 70.3%
Gem Lake	\$411,000	\$205,000	\$617,500	\$500,000	\$626,889	+ 25.4%	+ 52.5%
Golden Valley	\$264,900	\$290,275	\$312,750	\$309,950	\$343,000	+ 10.7%	+ 29.5%
Grant	\$399,900	\$404,650	\$472,000	\$567,750	\$608,750	+ 7.2%	+ 52.2%
Greenfield	\$400,000	\$420,000	\$395,250	\$350,000	\$420,000	+ 20.0%	+ 5.0%
Greenwood	\$932,500	\$1,233,450	\$1,227,350	\$1,250,000	\$1,012,500	- 19.0%	+ 8.6%
Ham Lake	\$297,500	\$319,000	\$329,900	\$358,200	\$374,500	+ 4.6%	+ 25.9%
Hamburg	\$119,900	\$186,000	\$197,750	\$149,900	\$181,000	+ 20.7%	+ 51.0%
Hammond	\$160,950	\$174,000	\$204,500	\$228,250	\$232,500	+ 1.9%	+ 44.5%
Hampton	\$106,000	\$113,750	\$87,000	\$112,950	\$100,000	- 11.5%	- 5.7%
Hanover	\$266,250	\$289,950	\$309,730	\$312,000	\$328,000	+ 5.1%	+ 23.2%
Hastings	\$196,000	\$206,000	\$205,000	\$225,000	\$244,000	+ 8.4%	+ 24.5%
Hilltop	\$0	\$56,000	\$71,250	\$79,000	\$91,250	+ 15.5%	--
Hopkins	\$213,500	\$215,000	\$218,650	\$250,000	\$259,950	+ 4.0%	+ 21.8%
Hudson	\$262,000	\$263,000	\$294,361	\$297,250	\$336,000	+ 13.0%	+ 28.2%
Hugo	\$204,500	\$230,900	\$233,200	\$235,250	\$280,000	+ 19.0%	+ 36.9%
Hutchinson	\$145,000	\$147,400	\$161,000	\$170,000	\$181,000	+ 6.5%	+ 24.8%
Independence	\$520,000	\$535,000	\$460,000	\$561,000	\$552,000	- 1.6%	+ 6.2%
Inver Grove Heights	\$193,500	\$216,000	\$230,000	\$255,000	\$265,250	+ 4.0%	+ 37.1%
Isanti	\$158,500	\$177,900	\$189,900	\$220,000	\$231,035	+ 5.0%	+ 45.8%
Jordan	\$246,261	\$255,000	\$265,880	\$285,727	\$300,550	+ 5.2%	+ 22.0%
Lake Elmo	\$401,000	\$406,550	\$432,500	\$473,439	\$468,000	- 1.1%	+ 16.7%
Lake Minnetonka Area	\$395,000	\$398,750	\$450,000	\$498,281	\$489,000	- 1.9%	+ 23.8%
Lake St. Croix Beach	\$187,250	\$220,900	\$182,500	\$225,075	\$233,750	+ 3.9%	+ 24.8%
Lakeland	\$244,000	\$255,000	\$276,500	\$271,000	\$298,500	+ 10.1%	+ 22.3%
Lakeland Shores	\$247,423	\$278,500	\$800,000	\$650,000	\$360,000	- 44.6%	+ 45.5%
Lakeville	\$299,450	\$307,000	\$325,000	\$356,500	\$370,922	+ 4.0%	+ 23.9%
Lauderdale	\$175,000	\$187,500	\$196,000	\$213,750	\$225,000	+ 5.3%	+ 28.6%
Le Center	\$120,000	\$121,900	\$136,000	\$153,000	\$150,500	- 1.6%	+ 25.4%
Lexington	\$172,862	\$200,775	\$202,605	\$203,000	\$239,900	+ 18.2%	+ 38.8%

2019 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Lilydale	\$240,000	\$212,500	\$292,750	\$275,000	\$342,500	+ 24.5%	+ 42.7%
Lindstrom	\$190,000	\$211,814	\$225,000	\$236,330	\$272,094	+ 15.1%	+ 43.2%
Lino Lakes	\$254,600	\$274,900	\$304,500	\$305,521	\$310,000	+ 1.5%	+ 21.8%
Little Canada	\$207,000	\$219,000	\$248,750	\$262,250	\$265,000	+ 1.0%	+ 28.0%
Long Lake	\$269,950	\$245,025	\$336,250	\$382,500	\$349,900	- 8.5%	+ 29.6%
Lonsdale	\$211,300	\$222,222	\$234,950	\$253,000	\$274,050	+ 8.3%	+ 29.7%
Loretto	\$256,000	\$226,250	\$290,000	\$257,600	\$266,500	+ 3.5%	+ 4.1%
Mahtomedi	\$325,000	\$306,910	\$328,500	\$345,000	\$370,000	+ 7.2%	+ 13.8%
Maple Grove	\$245,000	\$256,700	\$274,025	\$297,500	\$314,885	+ 5.8%	+ 28.5%
Maple Lake	\$170,000	\$177,500	\$195,000	\$205,000	\$233,337	+ 13.8%	+ 37.3%
Maple Plain	\$243,900	\$253,000	\$271,750	\$300,500	\$285,000	- 5.2%	+ 16.9%
Maplewood	\$187,500	\$199,900	\$219,950	\$235,000	\$250,000	+ 6.4%	+ 33.3%
Marine on St. Croix	\$320,000	\$376,825	\$335,000	\$510,250	\$380,000	- 25.5%	+ 18.8%
Mayer	\$212,000	\$224,950	\$239,000	\$266,950	\$276,610	+ 3.6%	+ 30.5%
Medicine Lake	\$836,250	\$657,500	\$677,500	\$0	\$760,000	--	- 9.1%
Medina	\$555,047	\$541,250	\$640,000	\$675,000	\$616,560	- 8.7%	+ 11.1%
Mendota	\$0	\$221,000	\$0	\$372,500	\$612,500	+ 64.4%	--
Mendota Heights	\$339,649	\$360,000	\$389,450	\$385,000	\$424,250	+ 10.2%	+ 24.9%
Miesville	\$0	\$274,000	\$217,500	\$122,000	\$0	- 100.0%	--
Milaca	\$131,000	\$149,900	\$159,900	\$170,000	\$185,000	+ 8.8%	+ 41.2%
Minneapolis - (Citywide)	\$220,000	\$230,000	\$242,000	\$264,950	\$280,000	+ 5.7%	+ 27.3%
Minneapolis - Calhoun-Isle	\$360,000	\$343,000	\$340,000	\$362,500	\$360,000	- 0.7%	0.0%
Minneapolis - Camden	\$122,000	\$136,200	\$155,000	\$175,000	\$190,000	+ 8.6%	+ 55.7%
Minneapolis - Central	\$260,000	\$301,250	\$310,500	\$386,555	\$388,000	+ 0.4%	+ 49.2%
Minneapolis - Longfellow	\$207,250	\$229,449	\$250,000	\$265,950	\$280,000	+ 5.3%	+ 35.1%
Minneapolis - Near North	\$125,200	\$134,000	\$155,000	\$171,000	\$189,900	+ 11.1%	+ 51.7%
Minneapolis - Nokomis	\$227,000	\$245,000	\$260,000	\$275,000	\$291,000	+ 5.8%	+ 28.2%
Minneapolis - Northeast	\$199,825	\$219,625	\$236,000	\$255,000	\$274,900	+ 7.8%	+ 37.6%
Minneapolis - Phillips	\$141,500	\$156,500	\$177,000	\$185,000	\$195,500	+ 5.7%	+ 38.2%
Minneapolis - Powderhorn	\$185,050	\$200,000	\$215,000	\$235,000	\$250,000	+ 6.4%	+ 35.1%
Minneapolis - Southwest	\$340,000	\$350,000	\$382,500	\$390,000	\$412,750	+ 5.8%	+ 21.4%
Minneapolis - University	\$230,000	\$255,000	\$243,500	\$277,200	\$275,000	- 0.8%	+ 19.6%
Minnetonka	\$300,000	\$307,350	\$335,000	\$347,500	\$358,250	+ 3.1%	+ 19.4%
Minnetonka Beach	\$1,487,500	\$1,305,000	\$1,640,000	\$1,287,750	\$1,617,500	+ 25.6%	+ 8.7%
Minnetrissa	\$445,500	\$456,500	\$458,000	\$492,460	\$500,000	+ 1.5%	+ 12.2%
Montgomery	\$128,750	\$133,000	\$159,233	\$187,500	\$186,500	- 0.5%	+ 44.9%
Monticello	\$186,000	\$199,700	\$214,000	\$229,950	\$240,000	+ 4.4%	+ 29.0%
Montrose	\$164,450	\$186,250	\$203,000	\$217,700	\$225,000	+ 3.4%	+ 36.8%
Mora	\$122,000	\$122,900	\$143,150	\$160,000	\$160,000	0.0%	+ 31.1%
Mound	\$215,900	\$224,500	\$249,950	\$247,500	\$265,000	+ 7.1%	+ 22.7%
Mounds View	\$187,837	\$195,000	\$223,000	\$252,500	\$249,950	- 1.0%	+ 33.1%
New Brighton	\$219,900	\$241,250	\$245,000	\$260,000	\$277,500	+ 6.7%	+ 26.2%
New Germany	\$153,610	\$144,900	\$212,930	\$185,900	\$192,500	+ 3.6%	+ 25.3%
New Hope	\$199,000	\$220,000	\$225,000	\$244,000	\$259,900	+ 6.5%	+ 30.6%
New Prague	\$215,000	\$250,000	\$248,171	\$268,000	\$274,900	+ 2.6%	+ 27.9%
New Richmond	\$179,900	\$196,000	\$205,000	\$225,000	\$244,841	+ 8.8%	+ 36.1%

2019 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
New Trier	\$137,000	\$0	\$205,088	\$69,100	\$239,900	+ 247.2%	+ 75.1%
Newport	\$157,261	\$189,500	\$203,500	\$260,000	\$290,000	+ 11.5%	+ 84.4%
North Branch	\$175,778	\$187,000	\$207,000	\$230,000	\$229,900	- 0.0%	+ 30.8%
North Oaks	\$692,844	\$650,000	\$660,000	\$717,500	\$780,000	+ 8.7%	+ 12.6%
North Saint Paul	\$174,000	\$196,000	\$210,500	\$222,450	\$239,900	+ 7.8%	+ 37.9%
Northfield	\$199,000	\$225,950	\$243,500	\$258,000	\$264,450	+ 2.5%	+ 32.9%
Norwood Young America	\$166,400	\$180,000	\$214,450	\$220,000	\$224,900	+ 2.2%	+ 35.2%
Nowthen	\$305,000	\$323,000	\$329,900	\$352,750	\$394,500	+ 11.8%	+ 29.3%
Oak Grove	\$265,000	\$286,000	\$324,950	\$325,000	\$340,000	+ 4.6%	+ 28.3%
Oak Park Heights	\$202,000	\$224,750	\$235,000	\$240,000	\$243,000	+ 1.3%	+ 20.3%
Oakdale	\$188,900	\$210,250	\$211,250	\$225,000	\$233,000	+ 3.6%	+ 23.3%
Onamia	\$112,500	\$124,200	\$160,000	\$149,775	\$165,000	+ 10.2%	+ 46.7%
Orono	\$542,500	\$616,000	\$639,000	\$727,804	\$719,900	- 1.1%	+ 32.7%
Osseo	\$174,900	\$219,000	\$205,000	\$215,000	\$250,000	+ 16.3%	+ 42.9%
Otsego	\$218,700	\$252,825	\$255,500	\$305,000	\$329,945	+ 8.2%	+ 50.9%
Pine City	\$126,375	\$155,000	\$149,963	\$149,500	\$189,000	+ 26.4%	+ 49.6%
Pine Springs	\$395,000	\$451,500	\$376,000	\$494,000	\$423,375	- 14.3%	+ 7.2%
Plymouth	\$320,000	\$325,000	\$341,000	\$369,900	\$380,000	+ 2.7%	+ 18.8%
Princeton	\$163,500	\$182,450	\$181,400	\$215,000	\$236,250	+ 9.9%	+ 44.5%
Prior Lake	\$300,000	\$295,000	\$296,000	\$325,000	\$361,000	+ 11.1%	+ 20.3%
Ramsey	\$215,500	\$230,000	\$239,900	\$262,500	\$274,900	+ 4.7%	+ 27.6%
Randolph	\$208,250	\$247,000	\$254,500	\$220,000	\$288,500	+ 31.1%	+ 38.5%
Red Wing	\$143,900	\$160,000	\$168,000	\$184,000	\$191,250	+ 3.9%	+ 32.9%
Richfield	\$205,000	\$221,625	\$235,700	\$250,000	\$272,000	+ 8.8%	+ 32.7%
River Falls	\$195,000	\$204,950	\$230,000	\$237,500	\$246,600	+ 3.8%	+ 26.5%
Robbinsdale	\$175,000	\$185,000	\$205,000	\$223,200	\$240,000	+ 7.5%	+ 37.1%
Rockford	\$195,299	\$211,900	\$213,250	\$234,000	\$257,449	+ 10.0%	+ 31.8%
Rogers	\$293,978	\$287,250	\$315,000	\$330,000	\$331,900	+ 0.6%	+ 12.9%
Rosemount	\$240,000	\$261,350	\$273,450	\$293,000	\$310,000	+ 5.8%	+ 29.2%
Roseville	\$215,050	\$225,425	\$243,000	\$262,000	\$275,000	+ 5.0%	+ 27.9%
Rush City	\$129,500	\$155,000	\$172,000	\$184,500	\$213,000	+ 15.4%	+ 64.5%
Saint Anthony	\$248,435	\$240,000	\$269,000	\$285,000	\$287,000	+ 0.7%	+ 15.5%
Saint Bonifacius	\$220,000	\$234,900	\$243,500	\$255,000	\$280,000	+ 9.8%	+ 27.3%
Saint Cloud MSA	\$155,000	\$164,900	\$171,556	\$180,000	\$196,600	+ 9.2%	+ 26.8%
Saint Francis	\$180,500	\$196,500	\$210,350	\$232,900	\$249,900	+ 7.3%	+ 38.4%
Saint Louis Park	\$239,000	\$245,000	\$264,663	\$287,000	\$305,000	+ 6.3%	+ 27.6%
Saint Mary's Point	\$235,000	\$242,050	\$268,000	\$169,100	\$1,013,750	+ 499.5%	+ 331.4%
Saint Michael	\$230,000	\$255,000	\$275,000	\$305,500	\$305,000	- 0.2%	+ 32.6%
Saint Paul	\$168,000	\$180,000	\$193,000	\$212,000	\$225,000	+ 6.1%	+ 33.9%
Saint Paul - Battle Creek / Highwood	\$157,950	\$174,250	\$191,258	\$209,500	\$219,900	+ 5.0%	+ 39.2%
Saint Paul - Como Park	\$195,000	\$205,000	\$225,000	\$240,000	\$253,000	+ 5.4%	+ 29.7%
Saint Paul - Dayton's Bluff	\$130,000	\$137,500	\$155,000	\$174,450	\$175,000	+ 0.3%	+ 34.6%
Saint Paul - Downtown	\$164,900	\$172,000	\$179,500	\$193,250	\$205,900	+ 6.5%	+ 24.9%
Saint Paul - Greater East Side	\$141,600	\$157,000	\$170,000	\$185,100	\$199,500	+ 7.8%	+ 40.9%
Saint Paul - Hamline-Midway	\$168,299	\$177,500	\$207,000	\$218,000	\$223,500	+ 2.5%	+ 32.8%
Saint Paul - Highland Park	\$271,175	\$284,275	\$315,000	\$325,000	\$334,450	+ 2.9%	+ 23.3%

2019 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Saint Paul - Merriam Park / Lexington-Hamline	\$256,000	\$272,750	\$287,500	\$325,000	\$335,000	+ 3.1%	+ 30.9%
Saint Paul - Macalester-Groveland	\$292,000	\$303,500	\$324,000	\$351,000	\$354,950	+ 1.1%	+ 21.6%
Saint Paul - North End	\$128,500	\$139,900	\$149,900	\$160,000	\$173,950	+ 8.7%	+ 35.4%
Saint Paul - Payne-Phalen	\$134,000	\$143,500	\$165,000	\$179,900	\$201,000	+ 11.7%	+ 50.0%
Saint Paul - St. Anthony Park	\$227,900	\$241,700	\$250,000	\$280,900	\$302,950	+ 7.8%	+ 32.9%
Saint Paul - Summit Hill	\$369,000	\$325,000	\$391,750	\$418,000	\$454,950	+ 8.8%	+ 23.3%
Saint Paul - Summit-University	\$210,000	\$218,450	\$230,000	\$244,250	\$251,000	+ 2.8%	+ 19.5%
Saint Paul - Thomas-Dale (Frogtown)	\$130,000	\$140,000	\$145,700	\$165,000	\$180,000	+ 9.1%	+ 38.5%
Saint Paul - West Seventh	\$169,900	\$185,500	\$210,000	\$229,930	\$230,000	+ 0.0%	+ 35.4%
Saint Paul - West Side	\$150,000	\$157,400	\$175,900	\$191,000	\$209,000	+ 9.4%	+ 39.3%
Saint Paul Park	\$172,200	\$185,000	\$193,000	\$215,000	\$231,633	+ 7.7%	+ 34.5%
Savage	\$255,000	\$265,000	\$289,900	\$315,000	\$323,250	+ 2.6%	+ 26.8%
Scandia	\$298,950	\$345,000	\$412,500	\$362,450	\$400,000	+ 10.4%	+ 33.8%
Shakopee	\$209,000	\$222,000	\$229,900	\$250,000	\$274,808	+ 9.9%	+ 31.5%
Shoreview	\$237,000	\$221,750	\$251,500	\$264,900	\$288,500	+ 8.9%	+ 21.7%
Shorewood	\$417,500	\$453,250	\$509,000	\$548,398	\$630,000	+ 14.9%	+ 50.9%
Somerset	\$179,550	\$190,718	\$218,075	\$230,000	\$235,000	+ 2.2%	+ 30.9%
South Haven	\$216,450	\$260,000	\$248,550	\$285,160	\$277,625	- 2.6%	+ 28.3%
South Saint Paul	\$165,000	\$179,950	\$192,000	\$214,950	\$223,200	+ 3.8%	+ 35.3%
Spring Lake Park	\$169,950	\$170,000	\$198,000	\$221,000	\$225,500	+ 2.0%	+ 32.7%
Spring Park	\$310,000	\$325,000	\$433,550	\$315,000	\$471,450	+ 49.7%	+ 52.1%
Stacy	\$200,000	\$226,000	\$245,000	\$265,000	\$240,000	- 9.4%	+ 20.0%
Stillwater	\$256,500	\$287,000	\$316,000	\$334,950	\$345,000	+ 3.0%	+ 34.5%
Sunfish Lake	\$900,000	\$533,500	\$921,500	\$738,750	\$1,125,000	+ 52.3%	+ 25.0%
Tonka Bay	\$444,012	\$649,950	\$526,393	\$861,862	\$680,000	- 21.1%	+ 53.1%
Vadnais Heights	\$191,950	\$214,550	\$240,000	\$247,450	\$270,125	+ 9.2%	+ 40.7%
Vermillion	\$0	\$228,000	\$215,000	\$217,000	\$264,000	+ 21.7%	--
Victoria	\$403,250	\$423,018	\$439,900	\$439,000	\$459,845	+ 4.7%	+ 14.0%
Waconia	\$250,000	\$266,500	\$272,000	\$304,000	\$315,000	+ 3.6%	+ 26.0%
Watertown	\$204,900	\$217,900	\$241,713	\$263,756	\$268,250	+ 1.7%	+ 30.9%
Waterville	\$128,500	\$142,675	\$130,000	\$162,400	\$164,900	+ 1.5%	+ 28.3%
Wayzata	\$533,000	\$525,000	\$905,812	\$741,050	\$645,000	- 13.0%	+ 21.0%
West Saint Paul	\$171,000	\$183,900	\$195,900	\$220,000	\$230,000	+ 4.5%	+ 34.5%
White Bear Lake	\$198,500	\$216,650	\$229,950	\$244,900	\$260,000	+ 6.2%	+ 31.0%
Willernie	\$145,767	\$165,000	\$215,000	\$229,585	\$209,000	- 9.0%	+ 43.4%
Winthrop	\$63,700	\$102,500	\$96,000	\$120,000	\$115,900	- 3.4%	+ 81.9%
Woodbury	\$288,100	\$294,500	\$312,000	\$325,000	\$352,500	+ 8.5%	+ 22.4%
Woodland	\$850,000	\$695,000	\$1,222,500	\$1,300,000	\$1,175,000	- 9.6%	+ 38.2%
Wyoming	\$213,250	\$230,900	\$254,200	\$280,000	\$305,000	+ 8.9%	+ 43.0%
Zimmerman	\$185,000	\$206,000	\$216,250	\$240,000	\$260,000	+ 8.3%	+ 40.5%
Zumbrota	\$168,500	\$195,000	\$199,950	\$210,000	\$226,450	+ 7.8%	+ 34.4%

Median Prices – Minneapolis Neighborhoods

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Minneapolis	\$220,000	\$230,000	\$242,000	\$264,950	\$280,000	+ 5.7%	+ 27.3%
Armatage	\$286,600	\$277,500	\$322,000	\$328,500	\$345,150	+ 5.1%	+ 20.4%
Audubon Park	\$221,000	\$214,700	\$242,250	\$262,000	\$285,000	+ 8.8%	+ 29.0%
Bancroft	\$221,650	\$220,000	\$222,000	\$249,900	\$260,000	+ 4.0%	+ 17.3%
Beltrami	\$159,650	\$176,500	\$218,500	\$281,000	\$235,000	- 16.4%	+ 47.2%
Bottineau	\$205,000	\$251,750	\$260,000	\$285,000	\$297,000	+ 4.2%	+ 44.9%
Bryant	\$186,000	\$221,000	\$232,250	\$265,000	\$275,000	+ 3.8%	+ 47.8%
Bryn Mawr	\$358,470	\$376,250	\$346,000	\$410,000	\$451,350	+ 10.1%	+ 25.9%
Calhoun (CARAG)	\$261,000	\$220,000	\$228,900	\$275,000	\$275,000	0.0%	+ 5.4%
Cedar - Isles - Dean	\$350,025	\$397,471	\$548,500	\$422,200	\$420,000	- 0.5%	+ 20.0%
Cedar-Riverside	\$128,000	\$135,000	\$175,000	\$173,700	\$183,500	+ 5.6%	+ 43.4%
Central	\$164,250	\$216,500	\$217,700	\$252,480	\$245,000	- 3.0%	+ 49.2%
Cleveland	\$122,000	\$143,000	\$160,000	\$185,000	\$193,250	+ 4.5%	+ 58.4%
Columbia Park	\$155,000	\$188,500	\$222,550	\$229,700	\$236,000	+ 2.7%	+ 52.3%
Cooper	\$235,000	\$243,250	\$274,950	\$288,600	\$301,000	+ 4.3%	+ 28.1%
Corcoran Neighborhood	\$183,500	\$182,000	\$211,000	\$225,000	\$239,950	+ 6.6%	+ 30.8%
Diamond Lake	\$272,000	\$300,000	\$290,930	\$320,000	\$339,500	+ 6.1%	+ 24.8%
Downtown East – Mpls	\$513,000	\$542,500	\$560,000	\$545,717	\$550,899	+ 0.9%	+ 7.4%
Downtown West – Mpls	\$231,000	\$237,950	\$244,350	\$262,000	\$274,450	+ 4.8%	+ 18.8%
East Calhoun (ECCO)	\$400,000	\$403,150	\$427,500	\$327,000	\$517,317	+ 58.2%	+ 29.3%
East Harriet	\$283,350	\$336,415	\$365,000	\$327,500	\$366,000	+ 11.8%	+ 29.2%
East Isles	\$327,500	\$328,700	\$507,544	\$370,000	\$364,850	- 1.4%	+ 11.4%
East Phillips	\$139,000	\$127,000	\$177,500	\$185,000	\$184,350	- 0.4%	+ 32.6%
Elliot Park	\$261,500	\$389,900	\$337,450	\$319,900	\$380,000	+ 18.8%	+ 45.3%
Ericsson	\$224,900	\$238,450	\$265,000	\$297,500	\$285,000	- 4.2%	+ 26.7%
Field	\$252,500	\$277,835	\$299,450	\$325,000	\$309,000	- 4.9%	+ 22.4%
Folwell	\$80,500	\$119,980	\$126,000	\$158,950	\$167,500	+ 5.4%	+ 108.1%
Fulton	\$416,000	\$458,000	\$498,500	\$506,000	\$500,000	- 1.2%	+ 20.2%
Hale	\$310,940	\$313,398	\$345,000	\$349,250	\$397,000	+ 13.7%	+ 27.7%
Harrison	\$126,000	\$165,250	\$175,250	\$210,000	\$197,900	- 5.8%	+ 57.1%
Hawthorne	\$122,500	\$124,950	\$148,700	\$174,950	\$173,500	- 0.8%	+ 41.6%
Hiawatha	\$198,444	\$229,900	\$246,500	\$270,000	\$286,750	+ 6.2%	+ 44.5%
Holland	\$163,500	\$189,000	\$196,000	\$217,450	\$251,000	+ 15.4%	+ 53.5%
Howe	\$206,000	\$225,000	\$250,000	\$258,950	\$273,950	+ 5.8%	+ 33.0%
Jordan Neighborhood	\$99,450	\$116,500	\$135,000	\$160,000	\$180,900	+ 13.1%	+ 81.9%
Keewaydin	\$224,750	\$245,000	\$271,900	\$273,750	\$320,900	+ 17.2%	+ 42.8%
Kenny	\$312,500	\$302,500	\$308,000	\$352,500	\$348,250	- 1.2%	+ 11.4%
Kenwood	\$793,750	\$800,000	\$920,000	\$925,000	\$920,000	- 0.5%	+ 15.9%
Kenyon	\$132,400	\$125,900	\$154,700	\$159,900	\$167,000	+ 4.4%	+ 26.1%
King Field	\$248,200	\$262,000	\$288,900	\$315,550	\$337,890	+ 7.1%	+ 36.1%
Lind-Bohanon	\$116,000	\$135,000	\$153,075	\$175,000	\$187,000	+ 6.9%	+ 61.2%
Linden Hills	\$455,500	\$485,750	\$524,100	\$529,000	\$578,500	+ 9.4%	+ 27.0%
Logan Park	\$210,000	\$230,000	\$225,500	\$289,900	\$289,900	0.0%	+ 38.0%
Longfellow	\$197,200	\$216,000	\$215,000	\$254,450	\$260,000	+ 2.2%	+ 31.8%

Median Prices – Minneapolis Neighborhoods

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Loring Park	\$219,950	\$231,000	\$254,500	\$232,250	\$276,500	+ 19.1%	+ 25.7%
Lowry Hill	\$562,500	\$507,000	\$426,250	\$304,000	\$305,000	+ 0.3%	- 45.8%
Lowry Hill East	\$299,500	\$284,900	\$271,400	\$318,000	\$298,250	- 6.2%	- 0.4%
Lyndale	\$181,000	\$200,000	\$195,000	\$218,950	\$268,500	+ 22.6%	+ 48.3%
Lynnhurst	\$480,000	\$485,000	\$539,450	\$549,000	\$536,000	- 2.4%	+ 11.7%
Marcy Holmes	\$284,000	\$360,000	\$258,000	\$284,000	\$312,450	+ 10.0%	+ 10.0%
Marshall Terrace	\$170,000	\$210,000	\$214,000	\$204,000	\$244,375	+ 19.8%	+ 43.8%
McKinley	\$93,000	\$103,500	\$128,250	\$155,000	\$175,269	+ 13.1%	+ 88.5%
Midtown Phillips	\$148,000	\$166,000	\$173,759	\$195,000	\$207,000	+ 6.2%	+ 39.9%
Minnehaha	\$198,500	\$215,201	\$217,500	\$237,000	\$256,500	+ 8.2%	+ 29.2%
Morris Park	\$168,250	\$190,189	\$210,000	\$227,500	\$241,000	+ 5.9%	+ 43.2%
Near North	\$134,750	\$146,750	\$171,326	\$175,000	\$212,500	+ 21.4%	+ 57.7%
Nicollet Island - East Bank	\$294,950	\$363,900	\$385,000	\$380,000	\$320,750	- 15.6%	+ 8.7%
North Loop	\$295,000	\$327,950	\$375,500	\$380,000	\$363,500	- 4.3%	+ 23.2%
Northeast Park	\$132,000	\$172,650	\$237,000	\$225,000	\$262,300	+ 16.6%	+ 98.7%
Northrop	\$232,000	\$267,000	\$267,750	\$275,000	\$300,000	+ 9.1%	+ 29.3%
Page	\$339,900	\$390,000	\$410,000	\$419,950	\$400,000	- 4.8%	+ 17.7%
Phillips West	\$174,900	\$182,500	\$211,500	\$201,755	\$164,950	- 18.2%	- 5.7%
Powderhorn Park	\$168,900	\$189,250	\$213,450	\$216,000	\$235,000	+ 8.8%	+ 39.1%
Prospect Park – East River Road	\$286,250	\$300,000	\$257,000	\$331,000	\$299,000	- 9.7%	+ 4.5%
Regina	\$222,500	\$213,800	\$240,000	\$234,250	\$260,500	+ 11.2%	+ 17.1%
Seward	\$191,639	\$254,211	\$251,600	\$292,150	\$274,750	- 6.0%	+ 43.4%
Sheridan	\$205,000	\$264,500	\$241,250	\$275,000	\$252,500	- 8.2%	+ 23.2%
Shingle Creek	\$135,947	\$149,900	\$169,900	\$195,500	\$210,000	+ 7.4%	+ 54.5%
Southeast Como	\$182,750	\$216,000	\$227,944	\$250,500	\$245,000	- 2.2%	+ 34.1%
St. Anthony East	\$181,500	\$242,500	\$202,500	\$255,000	\$305,000	+ 19.6%	+ 68.0%
St. Anthony West	\$243,000	\$295,000	\$345,000	\$336,000	\$345,000	+ 2.7%	+ 42.0%
Standish	\$194,000	\$208,450	\$228,000	\$249,450	\$261,100	+ 4.7%	+ 34.6%
Stevens Square – Loring Heights	\$112,000	\$154,900	\$129,375	\$160,200	\$135,000	- 15.7%	+ 20.5%
Sumner-Glenwood	\$270,000	\$279,900	\$285,000	\$289,000	\$342,500	+ 18.5%	+ 26.9%
Tangletown	\$388,000	\$391,000	\$435,000	\$356,000	\$452,000	+ 27.0%	+ 16.5%
University of Minnesota	\$0	\$0	\$0	\$0	\$0	--	--
Ventura Village	\$103,000	\$141,000	\$196,000	\$167,500	\$215,000	+ 28.4%	+ 108.7%
Victory	\$144,500	\$169,500	\$182,500	\$206,300	\$222,000	+ 7.6%	+ 53.6%
Waite Park	\$200,000	\$217,000	\$235,000	\$257,400	\$269,950	+ 4.9%	+ 35.0%
Webber-Camden	\$115,000	\$114,000	\$149,000	\$165,000	\$172,500	+ 4.5%	+ 50.0%
Wenonah	\$202,000	\$229,500	\$246,000	\$258,000	\$271,000	+ 5.0%	+ 34.2%
West Calhoun	\$186,000	\$179,250	\$227,500	\$190,000	\$190,875	+ 0.5%	+ 2.6%
Whittier	\$170,000	\$159,400	\$164,500	\$181,285	\$190,500	+ 5.1%	+ 12.1%
Willard-Hay	\$129,350	\$132,000	\$155,532	\$175,000	\$198,450	+ 13.4%	+ 53.4%
Windom	\$262,225	\$271,450	\$284,000	\$290,000	\$320,000	+ 10.3%	+ 22.0%
Windom Park	\$235,000	\$243,000	\$277,000	\$255,000	\$299,900	+ 17.6%	+ 27.6%

Median Prices – Townships

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Baytown Township	\$735,429	\$712,500	\$725,000	\$645,000	\$653,500	+ 1.3%	- 11.1%
Belle Plaine Township	\$225,000	\$288,719	\$390,000	\$420,000	\$370,000	- 11.9%	+ 64.4%
Benton Township	\$460,000	\$343,000	\$257,000	\$300,750	\$0	- 100.0%	- 100.0%
Blakeley Township	\$395,000	\$0	\$122,500	\$0	\$512,400	--	+ 29.7%
Camden Township	\$0	\$417,000	\$0	\$0	\$505,000	--	--
Castle Rock Township	\$331,000	\$214,900	\$417,450	\$337,000	\$275,000	- 18.4%	- 16.9%
Cedar Lake Township	\$405,000	\$350,000	\$296,750	\$419,200	\$430,000	+ 2.6%	+ 6.2%
Credit River Township	\$423,250	\$450,000	\$580,000	\$612,500	\$575,000	- 6.1%	+ 35.9%
Dahlgren Township	\$383,000	\$424,750	\$381,500	\$349,950	\$460,418	+ 31.6%	+ 20.2%
Douglas Township	\$154,900	\$298,500	\$380,000	\$300,000	\$439,000	+ 46.3%	+ 183.4%
Empire Township	\$282,000	\$264,260	\$275,000	\$352,365	\$365,925	+ 3.8%	+ 29.8%
Eureka Township	\$149,900	\$195,950	\$220,000	\$246,750	\$262,400	+ 6.3%	+ 75.1%
Greenvale Township	\$312,000	\$365,000	\$311,000	\$499,900	\$342,250	- 31.5%	+ 9.7%
Grey Cloud Island Township	\$267,500	\$236,900	\$381,000	\$259,000	\$332,500	+ 28.4%	+ 24.3%
Hancock Township	\$0	\$330,000	\$0	\$407,500	\$0	- 100.0%	--
Hassan Township	\$0	\$0	\$0	\$0	\$0	--	--
Helena Township	\$577,500	\$290,250	\$295,000	\$480,000	\$435,000	- 9.4%	- 24.7%
Hollywood Township	\$195,000	\$408,100	\$320,000	\$0	\$0	--	- 100.0%
Jackson Township	\$161,900	\$407,500	\$170,000	\$112,500	\$164,900	+ 46.6%	+ 1.9%
Laketown Township	\$135,000	\$194,250	\$206,000	\$245,000	\$285,500	+ 16.5%	+ 111.5%
Linwood Township	\$238,200	\$263,750	\$294,200	\$299,900	\$289,900	- 3.3%	+ 21.7%
Louisville Township	\$232,000	\$330,000	\$328,125	\$240,000	\$360,500	+ 50.2%	+ 55.4%
Marshan Township	\$409,000	\$322,500	\$479,889	\$318,650	\$370,000	+ 16.1%	- 9.5%
May Township	\$410,000	\$435,500	\$540,000	\$420,000	\$492,500	+ 17.3%	+ 20.1%
New Market Township	\$380,000	\$400,000	\$329,000	\$419,000	\$450,000	+ 7.4%	+ 18.4%
Nininger Township	\$405,000	\$212,500	\$247,450	\$196,500	\$345,000	+ 75.6%	- 14.8%
Randolph Township	\$344,000	\$0	\$359,000	\$385,950	\$377,950	- 2.1%	+ 9.9%
Ravenna Township	\$320,000	\$220,000	\$310,863	\$394,900	\$340,000	- 13.9%	+ 6.3%
San Francisco Township	\$0	\$298,000	\$332,200	\$423,000	\$515,000	+ 21.7%	--
Sand Creek Township	\$310,000	\$316,250	\$397,200	\$0	\$303,500	--	- 2.1%
Sciota Township	\$0	\$0	\$0	\$224,900	\$0	- 100.0%	--
Spring Lake Township	\$350,000	\$454,675	\$437,500	\$511,250	\$492,500	- 3.7%	+ 40.7%
St. Lawrence Township	\$0	\$600,000	\$458,000	\$426,000	\$652,850	+ 53.3%	--
Stillwater Township	\$447,250	\$475,000	\$466,500	\$550,000	\$480,000	- 12.7%	+ 7.3%
Vermillion Township	\$291,000	\$377,500	\$419,000	\$326,000	\$480,000	+ 47.2%	+ 64.9%
Waconia Township	\$478,000	\$476,400	\$360,000	\$797,500	\$349,950	- 56.1%	- 26.8%
Waterford Township	\$0	\$158,000	\$197,500	\$0	\$315,248	--	--
Watertown Township	\$435,000	\$1,050,000	\$282,450	\$448,875	\$681,000	+ 51.7%	+ 56.6%
West Lakeland Township	\$445,000	\$443,575	\$528,500	\$500,000	\$537,500	+ 7.5%	+ 20.8%
White Bear Township	\$236,000	\$260,900	\$269,500	\$295,000	\$300,000	+ 1.7%	+ 27.1%
Young America Township	\$350,450	\$451,500	\$355,000	\$0	\$426,250	--	+ 21.6%

Median Prices – Counties

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Anoka County	\$200,000	\$219,900	\$232,000	\$250,000	\$265,000	+ 6.0%	+ 32.5%
Carver County	\$273,490	\$279,900	\$311,650	\$321,431	\$340,000	+ 5.8%	+ 24.3%
Chisago County	\$191,450	\$209,950	\$229,900	\$249,950	\$255,000	+ 2.0%	+ 33.2%
Dakota County	\$227,000	\$240,000	\$252,500	\$269,900	\$288,500	+ 6.9%	+ 27.1%
Goodhue County	\$165,000	\$172,250	\$194,000	\$198,668	\$217,800	+ 9.6%	+ 32.0%
Hennepin County	\$235,000	\$246,541	\$263,500	\$283,000	\$300,000	+ 6.0%	+ 27.7%
Isanti County	\$161,533	\$176,961	\$195,000	\$216,950	\$229,000	+ 5.6%	+ 41.8%
Kanabec County	\$121,313	\$130,000	\$144,050	\$164,500	\$165,000	+ 0.3%	+ 36.0%
Le Sueur County	\$144,500	\$159,000	\$171,000	\$199,900	\$210,500	+ 5.3%	+ 45.7%
Mille Lacs County	\$137,500	\$149,555	\$160,500	\$175,000	\$187,500	+ 7.1%	+ 36.4%
Ramsey County	\$187,810	\$200,000	\$216,500	\$233,000	\$245,400	+ 5.3%	+ 30.7%
Rice County	\$171,000	\$192,500	\$216,830	\$224,000	\$245,000	+ 9.4%	+ 43.3%
Scott County	\$245,000	\$257,000	\$267,000	\$295,000	\$305,000	+ 3.4%	+ 24.5%
Sherburne County	\$189,900	\$209,500	\$223,950	\$242,000	\$256,900	+ 6.2%	+ 35.3%
Sibley County	\$118,000	\$128,500	\$132,000	\$155,500	\$155,000	- 0.3%	+ 31.4%
St. Croix County	\$208,000	\$219,900	\$238,546	\$250,000	\$269,900	+ 8.0%	+ 29.8%
Washington County	\$242,150	\$260,000	\$278,500	\$300,000	\$325,000	+ 8.3%	+ 34.2%
Wright County	\$205,000	\$218,000	\$235,000	\$251,500	\$263,250	+ 4.7%	+ 28.4%

Historical Review

Year	Listings Processed	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	89,592	\$13.92	58,275	\$238,798
2004	101,834	\$15.78	61,180	\$257,838
2005	101,582	\$16.78	61,030	\$272,237
2006	110,304	\$14.07	50,246	\$277,496
2007	107,281	\$11.53	41,698	\$274,109
2008	95,588	\$9.54	40,323	\$234,861
2009	84,741	\$9.27	46,609	\$197,941
2010	83,507	\$8.24	38,990	\$209,597
2011	70,226	\$8.18	42,304	\$192,054
2012	67,185	\$10.45	49,607	\$209,168
2013	73,396	\$12.75	53,965	\$234,768
2014	75,005	\$12.72	50,410	\$250,996
2015	78,869	\$15.08	57,432	\$261,382
2016	77,927	\$16.73	61,092	\$273,032
2017	76,238	\$18.04	61,339	\$293,511
2018	76,156	\$18.56	59,377	\$311,741
2019	76,345	\$19.65	59,843	\$327,489

1980–1996

All property types and all MLS districts.

1997–2002

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

2003–Present

Single-family detached homes, condominiums, townhomes and twin homes.

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

In 2017, the metro area expanded by three counties. All numbers were recalculated back to 2003 to account for the 16-county metro area.

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