

# HENNEPIN COUNTY

## MINNESOTA

## Memo

**To:** City of Mound, Mayor and Council

**From:** Shane Larsen, SAMA, Residential Appraiser

**Date:** 3/17/2022

### 2022 assessment and appeals

In preparation for the upcoming Open Book meetings, please find the enclosed information.

- Annual Assessment
- Summary of property growth
- The Open Book process
- Representative sales of residential properties with photos and property highlights
- Additional information on the 2022 assessment is available at <https://www.hennepin.us/assessment>.

### Annual assessment

The county assessor is required to value property as of January 2<sup>nd</sup> of each year. All market indicators are used to establish the assessment. The main source of data is the Department of Revenue's sales ratio study. Sales from this study period of October 1, 2020, through September 30, 2021, are reviewed by the assessor and trended forward to the January 2, 2022 assessment date to ensure all market conditions are considered. Sales occurring after the study period, pending sales, and property listings are also analyzed to ensure an appropriate assessment level for all property types.

In addition to sales review, all appraisers view one fifth of the properties in the city. This is referred to as the quintile and the geographic area for the 2022 residential assessment is the central portion of the city. A map on page 4 depicts the residential quintile areas for the next 5-year cycle. Appraisers also analyze all building permit data. After inspection of these properties, if the completed work improves the property, then an improvement amount is added.

Hennepin County Assessor's Office

A-2103 Government Center, Minneapolis, MN 55487

612-348-3046 | [hennepin.us](https://www.hennepin.us)



### Summary of the 2022 assessment

Growth statistics for each submarket in the City of Mound are listed below. The growth statistics are net figures that consider only market changes. These figures do not include new construction or property type shifts.

Single Family Homes	+ 28.0 %	Residential Condos	+ 23.0 %
Commercial	+ 1.9 %	Townhouses	+ 18.2 %
Industrial	+ 4.3 %	Double Bungalow	+ 28.6 %
Apartment	+ 10.5 %	Residential Zero Lot Line	+ 15.5 %

### City of Mound 2022 Assessment

Total market value:	\$2,058,564,500
New construction:	\$10,638,000
Net percent increase for all property types:	26.26%
Gross percent increase:	26.92%

### The Open Book process

The City of Mound uses the Open Book meeting format. The Open Book meeting allows property owners to address questions about their property assessment directly to the assessing staff on a one-on-one basis.

The 2022 Open Book meeting will be held virtually via Microsoft Teams.

Tuesday, April 26<sup>th</sup> from 10 am until 6:30 pm

Thursday, April 28<sup>th</sup> from 8 am until 4:30 pm

Taxpayers with value or classification concerns should call the number listed on their value notice to address questions and set up an appointment prior to the Open Book meeting. Value notices are mailed in March. If additional attention is necessary, the appraiser will review the property.

If a taxpayer's concerns are addressed prior to the Open Book meeting and they are satisfied with the results, the owner would not need to attend the virtual Open Book meeting.

If they are not satisfied with the results of their property value or classification after speaking with an appraiser, they may appeal their value to the County Board of Appeal and Equalization.

The County Board of Appeal and Equalization will begin meeting on June 13, 2022. All requests for appointments at the County Board must be received by May 18, 2022.

To make a County Board appointment, taxpayers should call 612-348-7050 or email [countyvalueappeal@hennepin.us](mailto:countyvalueappeal@hennepin.us).

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## Contact

Residential Appraiser

Shane Larsen

612-715-3026

[shane.larsen@hennepin.us](mailto:shane.larsen@hennepin.us)



# Mound, MN

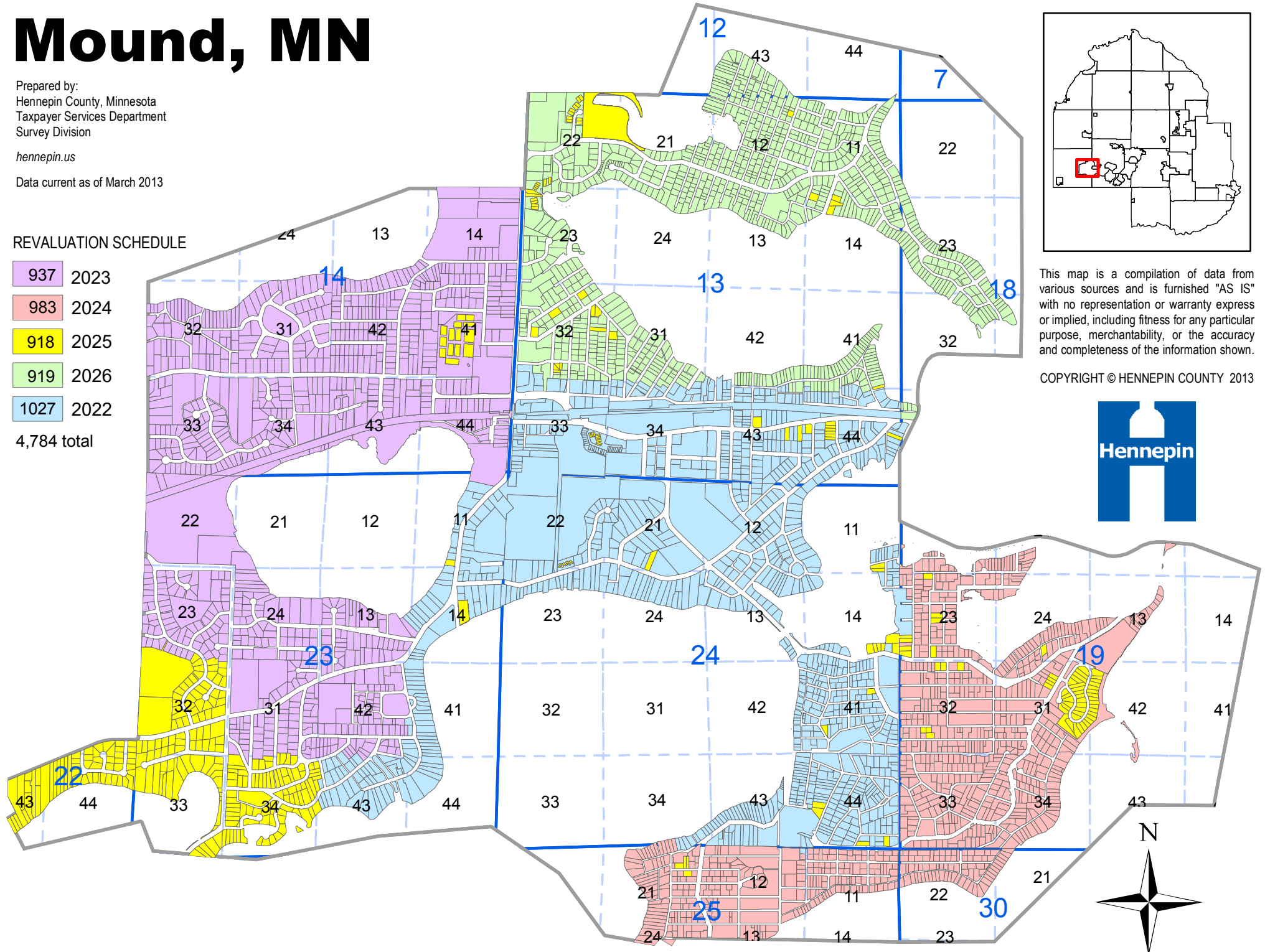
Prepared by:  
Hennepin County, Minnesota  
Taxpayer Services Department  
Survey Division

[hennepin.us](http://hennepin.us)

Data current as of March 2013

## REVALUATION SCHEDULE

937	2023
983	2024
918	2025
919	2026
1027	2022
4,784 total	



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty express or implied, including fitness for any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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# How the Assessor Estimates Your Market Value

2

## Property Tax Fact Sheet 2

Fact Sheet

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

### How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This “estimated market value” represents what your property would sell for in an “arms-length” sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property’s 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

### What is the difference between ‘Estimated Market Value’ and ‘Taxable Market Value’?

While estimated market value (EMV) shows what your property would likely sell for on the open market, “taxable market value” (TMV) is used to determine your taxes.

A property’s TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

### How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property’s taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property’s market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

## How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a “sales ratio study” each year to see how assessors’ values compare to actual sales prices.

A sales ratio is the assessor’s EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at \$200,000 and sold for \$210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200,000}{\$210,000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

## Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than \$1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

## How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor’s value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

## Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property’s market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

## Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

## Where can I get more information?

If you have questions or need more information:

- Refer to:
  - Fact Sheet 1, *Understanding Property Taxes*; and
  - Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to [www.revenue.state.mn.us](http://www.revenue.state.mn.us) and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

# How to Appeal Your Value and Classification

3

## Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

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

The assessor determines the value and classification of your property; you may appeal if you disagree.

### What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

### How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

### What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

## How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

**Note:** By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

## What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

## What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

## What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

## How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- [mn.gov/tax-court](https://mn.gov/tax-court) or
- Call 651-539-3260

## Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
  - Fact Sheet 1, *Understanding Property Taxes* and
  - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to [www.revenue.state.mn.us](https://www.revenue.state.mn.us) and type **property tax fact sheets** into the Search box.

# Flow Chart of the Appeal Process

What do I do if I think my property is valued or classified incorrectly?

After you receive your value notice (mailed February – April)

Examine your notice; if you have a question OR if you think your property assessment for this year is incorrect, follow these steps:

## Step 1

Talk to your assessor

- Call the number listed on the notice
- Discuss your concerns with the assessor/appraiser
- Review sales information

## Step 2

Attend the Local Board of Appeal and Equalization or Open Book Meeting\*\*

- The local board of appeal and equalization meets at the city level
- Meets in April or May
- Appeal in person, by letter or by designated representative
- Call your assessor – an appointment may be requested

\*\* “Open Book” meeting: If your notice refers to an open book meeting, this is held in lieu of the local board of appeal and equalization. It’s an informal review between the property owners and the assessor/appraiser to resolve assessment questions prior to the county board of appeal and equalization.

## Step 3

Attend County Board of Appeal and Equalization

- You must first appeal to the local board of appeal and equalization if your city holds this meeting.
- If your city has an open book meeting, you may appeal directly to the county board of appeal and equalization. Although it is strongly recommended, you are not required to appear at the open book meeting.
- Meets in June
- Appeal in person, by letter or by designated representative

Appeal to the Minnesota Tax Court

Appeals must be filed by April 30 of the year following the assessment. There are two divisions in which you may file an appeal as described below:

[www.taxcourt.state.mn.us](http://www.taxcourt.state.mn.us)

### Regular Division

Non-homestead property valued over \$300,000  
Appeal can be used for all property  
Attorney is recommended  
Decisions can be appealed to MN Supreme Court

### Small Claims Division

Estimated market value of the property is less than \$300,000, or  
If residential (1a) or disabled (1b) homestead, then there must be only one dwelling unit per parcel per petition.  
If ag homestead (2a), homestead must apply to entire property, or  
Denial of current year application for homestead.  
Attorney is not necessary; decisions are final.



**5032 CRESTVIEW RD**

**13-117-24-12-0092**

**2022 ESTIMATED MARKET VALUE:**

**\$212,000**

**SALE DATE :** August 31, 2021  
**NET SALE PRICE :** \$206,610  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$220,100

**SALE DATE:** January 20, 2017  
**SALE PRICE:** \$116,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1926  
**GROUND FL SF :** 876  
**TOTAL ABOVE GRADE SF :** 876  
**BASEMENT SF :** 396  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

**CENTRAL AC :** No  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 78  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 156

**GARAGES**

**GARAGE 1 SF :** 352  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,098  
**LOT ACRES :** .14

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**4452 LAMBERTON RD**

**19-117-23-34-0039**

**2022 ESTIMATED MARKET VALUE:**

**\$220,000**

**SALE DATE :** June 30, 2021  
**NET SALE PRICE :** \$205,900  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$224,900

**SALE DATE:** March 31, 2015  
**SALE PRICE:** \$130,950

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1948  
**GROUND FL SF :** 624  
**TOTAL ABOVE GRADE SF :** 624  
**BASEMENT SF :** 600  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 216

**GARAGES**

**GARAGE 1 SF :** 240  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 3,920  
**LOT ACRES :** .09

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5081 SHORELINE DR**

**13-117-24-43-0009**

**2022 ESTIMATED MARKET VALUE:**

**\$236,000**

**SALE DATE :** November 13, 2020  
**NET SALE PRICE :** \$202,500  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$241,600

**SALE DATE:** May 22, 2015  
**SALE PRICE:** \$135,900

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1955  
**GROUND FL SF :** 884  
**TOTAL ABOVE GRADE SF :** 884  
**BASEMENT SF :** 624  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 168

**GARAGES**

**GARAGE 1 SF :** 308  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,534  
**LOT ACRES :** .15

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**4639 MANCHESTER RD**

**19-117-23-32-0079**

**2022 ESTIMATED MARKET VALUE:**

**\$262,000**

**SALE DATE :** November 9, 2020  
**NET SALE PRICE :** \$245,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$292,300

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1971  
**GROUND FL SF :** 1,040  
**TOTAL ABOVE GRADE SF :** 1,040  
**BASEMENT SF :** 1,040  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 119  
**DECK SF :** 32

**GARAGES**

**GARAGE 1 SF :** 576  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,970  
**LOT ACRES :** .16

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**2531 AVON DR**

**24-117-24-12-0064**

**2022 ESTIMATED MARKET VALUE:**

**\$277,000**

**SALE DATE :** December 18, 2020  
**NET SALE PRICE :** \$250,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$294,600

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1955  
**GROUND FL SF :** 988  
**TOTAL ABOVE GRADE SF :** 988  
**BASEMENT SF :** 988  
**BASEMENT % FIN :** 60%  
**WALKOUT :** No

**CENTRAL AC :** No  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 864  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 20,473  
**LOT ACRES :** .47

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**4925 DRUMMOND RD**

**25-117-24-11-0105**

**2022 ESTIMATED MARKET VALUE:**

**\$292,000**

**SALE DATE :** October 29, 2020  
**NET SALE PRICE :** \$250,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$302,100

**SALE DATE:** October 19, 2018  
**SALE PRICE:** \$230,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1972  
**GROUND FL SF :** 960  
**TOTAL ABOVE GRADE SF :** 960  
**BASEMENT SF :** 960  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**CENTRAL AC :** No  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 320

**GARAGES**

**GARAGE 1 SF :** 484  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,534  
**LOT ACRES :** .15

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**2614 CLARE LA**

**19-117-23-23-0010**

**2022 ESTIMATED MARKET VALUE:**

**\$317,000**

**SALE DATE :** October 9, 2020  
**NET SALE PRICE :** \$280,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$338,300

**SALE DATE:** June 18, 2019  
**SALE PRICE:** \$250,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1978  
**GROUND FL SF :** 960  
**TOTAL ABOVE GRADE SF :** 960  
**BASEMENT SF :** 960  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

**CENTRAL AC :** No  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 192

**GARAGES**

**GARAGE 1 SF :** 624  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,970  
**LOT ACRES :** .16

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**5648 ALDER RD**

**14-117-24-41-0008**

**2022 ESTIMATED MARKET VALUE:**

**\$357,000**

**SALE DATE :** April 8, 2021  
**NET SALE PRICE :** \$330,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$369,700

**SALE DATE:** June 16, 2017  
**SALE PRICE:** \$253,200

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1910  
**GROUND FL SF :** 1,378  
**TOTAL ABOVE GRADE SF :** 1,378  
**BASEMENT SF :** 1,378  
**BASEMENT % FIN :** 10%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 266

**GARAGES**

**GARAGE 1 SF :** 496  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 240  
**GARAGE 2 TYPE :** Detached Garage

**LOT CHARACTERISTICS**

**LOT SF :** 16,117  
**LOT ACRES :** .37

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**2212 LANGDON LA**

**14-117-24-43-0028**

**2022 ESTIMATED MARKET VALUE:**

**\$448,000**

**SALE DATE :** May 3, 2021  
**NET SALE PRICE :** \$399,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$441,400

**SALE DATE:** November 21, 2019  
**SALE PRICE:** \$356,500

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1961  
**GROUND FL SF :** 1,440  
**TOTAL ABOVE GRADE SF :** 1,440  
**BASEMENT SF :** 1,440  
**BASEMENT % FIN :** 90%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 240

**GARAGES**

**GARAGE 1 SF :** 456  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 12,197  
**LOT ACRES :** .28

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**2008 CLOVER CIR**

**14-117-24-31-0032**

**2022 ESTIMATED MARKET VALUE:**

**\$502,000**

SALE DATE : June 4, 2021  
 NET SALE PRICE : \$464,900  
 ANNUAL MCAP ADJ : .1634  
 MCAP SALE PRICE : \$507,800

SALE DATE: July 25, 2014  
 SALE PRICE: \$315,000

**BUILDING CHARACTERISTICS**

STORIES : 1 Story  
 AGE : 1959  
 GROUND FL SF : 1,826  
 TOTAL ABOVE GRADE SF : 1,826  
 BASEMENT SF : 1,756  
 BASEMENT % FIN : 60%  
 WALKOUT : Yes

CENTRAL AC : Yes  
 # FIREPLACES : 1  
 # DELUXE BATHS : 0  
 # FULL BATHS : 1  
 # 3/4 BATHS : 2  
 # HALF BATHS : 0  
 # BEDROOMS : 4

**PORCHES / DECKS**

ENCLOSED PORCH SF : 0  
 SCREENED PORCH SF : 0  
 OPEN PORCH SF : 0  
 DECK SF : 516

**GARAGES**

GARAGE 1 SF : 550  
 GARAGE 1 TYPE : Tuck Under Garage  
 GARAGE 2 SF : 0  
 GARAGE 2 TYPE :

**LOT CHARACTERISTICS**

LOT SF : 16,988  
 LOT ACRES : .39

LAKE :  
 EFFECTIVE LAKE FRONT FT : 0

**APPRAISER COMMENTS**



**1653 FINCH LA**

**13-117-24-12-0012**

**2022 ESTIMATED MARKET VALUE:**

**\$520,000**

**SALE DATE :** April 22, 2021  
**NET SALE PRICE :** \$500,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$560,100

**SALE DATE:** December 17, 2012  
**SALE PRICE:** \$280,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2012  
**GROUND FL SF :** 1,729  
**TOTAL ABOVE GRADE SF :** 1,729  
**BASEMENT SF :** 1,649  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 144

**GARAGES**

**GARAGE 1 SF :** 506  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,534  
**LOT ACRES :** .15

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**3145 DONALD DR**

**19-117-23-33-0223**

**2022 ESTIMATED MARKET VALUE:**

**\$264,000**

**SALE DATE :** June 1, 2021  
**NET SALE PRICE :** \$252,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$275,300

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1986  
**GROUND FL SF :** 858  
**TOTAL ABOVE GRADE SF :** 858  
**BASEMENT SF :** 828  
**BASEMENT % FIN :** 30%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 100  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 276

**GARAGES**

**GARAGE 1 SF :** 460  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 11,761  
**LOT ACRES :** .27

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**2914 WESTEDGE BLVD**

**23-117-24-31-0093**

**2022 ESTIMATED MARKET VALUE:**

**\$294,000**

**SALE DATE :** April 19, 2021  
**NET SALE PRICE :** \$271,465  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$304,100

**SALE DATE:** January 13, 2021  
**SALE PRICE:** \$261,500

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1988  
**GROUND FL SF :** 993  
**TOTAL ABOVE GRADE SF :** 993  
**BASEMENT SF :** 993  
**BASEMENT % FIN :** 50%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 192

**GARAGES**

**GARAGE 1 SF :** 456  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,098  
**LOT ACRES :** .14

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**4785 RICHMOND RD**

**19-117-23-32-0126**

**2022 ESTIMATED MARKET VALUE:**

**\$305,000**

**SALE DATE :** April 14, 2021  
**NET SALE PRICE :** \$312,999  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$350,600

**SALE DATE:** January 5, 2021  
**SALE PRICE:** \$289,900

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1981  
**GROUND FL SF :** 858  
**TOTAL ABOVE GRADE SF :** 858  
**BASEMENT SF :** 828  
**BASEMENT % FIN :** 50%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 176

**GARAGES**

**GARAGE 1 SF :** 322  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,534  
**LOT ACRES :** .15

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**4850 BRUNSWICK RD**

**24-117-24-41-0185**

**2022 ESTIMATED MARKET VALUE:**

**\$354,000**

**SALE DATE :** September 23, 2021  
**NET SALE PRICE :** \$335,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$352,300

**SALE DATE:** June 16, 2017  
**SALE PRICE:** \$247,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1984  
**GROUND FL SF :** 960  
**TOTAL ABOVE GRADE SF :** 960  
**BASEMENT SF :** 960  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 144

**GARAGES**

**GARAGE 1 SF :** 440  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,534  
**LOT ACRES :** .15

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**1659 HERON LA**

**13-117-24-11-0062**

**2022 ESTIMATED MARKET VALUE:**

**\$334,000**

**SALE DATE :** March 30, 2021  
**NET SALE PRICE :** \$321,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$364,200

**SALE DATE:** October 20, 2017  
**SALE PRICE:** \$213,400

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1964  
**GROUND FL SF :** 912  
**TOTAL ABOVE GRADE SF :** 912  
**BASEMENT SF :** 912  
**BASEMENT % FIN :** 90%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 252

**GARAGES**

**GARAGE 1 SF :** 576  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 7,841  
**LOT ACRES :** .18

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**3011 ISLAND VIEW DR**

**19-117-23-34-0123**

**2022 ESTIMATED MARKET VALUE:**

**\$440,000**

**SALE DATE :** November 30, 2020  
**NET SALE PRICE :** \$400,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$477,300

**SALE DATE:** August 17, 2015  
**SALE PRICE:** \$337,500

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1983  
**GROUND FL SF :** 1,300  
**TOTAL ABOVE GRADE SF :** 1,300  
**BASEMENT SF :** 1,040  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 156  
**DECK SF :** 613

**GARAGES**

**GARAGE 1 SF :** 520  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 16,988  
**LOT ACRES :** .39

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5001 CRESTVIEW RD**

**13-117-24-11-0059**

**2022 ESTIMATED MARKET VALUE:**

**\$297,000**

**SALE DATE :** December 18, 2020  
**NET SALE PRICE :** \$280,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$329,900

**SALE DATE:** October 3, 2016  
**SALE PRICE:** \$194,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Level  
**AGE :** 1935  
**GROUND FL SF :** 1,024  
**TOTAL ABOVE GRADE SF :** 1,024  
**BASEMENT SF :** 352  
**BASEMENT % FIN :** 60%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 144  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 256

**GARAGES**

**GARAGE 1 SF :** 240  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 12,632  
**LOT ACRES :** .29

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**2052 COMMERCE BLVD**

**13-117-24-32-0141**

**2022 ESTIMATED MARKET VALUE:**

**\$319,000**

**SALE DATE :** October 2, 2020  
**NET SALE PRICE :** \$272,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$328,700

**SALE DATE:** January 12, 2018  
**SALE PRICE:** \$198,850

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/4 Story  
**AGE :** 1947  
**GROUND FL SF :** 720  
**TOTAL ABOVE GRADE SF :** 900  
**BASEMENT SF :** 720  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 100  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 176  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 296

**GARAGES**

**GARAGE 1 SF :** 528  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,534  
**LOT ACRES :** .15

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**4887 EDGEWATER DR**

**13-117-24-41-0055**

**2022 ESTIMATED MARKET VALUE:**

**\$330,000**

**SALE DATE :** January 8, 2021  
**NET SALE PRICE :** \$316,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$367,700

**SALE DATE:** October 13, 2017  
**SALE PRICE:** \$246,380

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/2 Story  
**AGE :** 1920  
**GROUND FL SF :** 531  
**TOTAL ABOVE GRADE SF :** 783  
**BASEMENT SF :** 531  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 339

**GARAGES**

**GARAGE 1 SF :** 0  
**GARAGE 1 TYPE :**  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,534  
**LOT ACRES :** .15

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5949 SUNSET RD**

**14-117-24-42-0076**

**2022 ESTIMATED MARKET VALUE:**

**\$312,000**

**SALE DATE :** January 20, 2021  
**NET SALE PRICE :** \$289,223  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$336,500

**SALE DATE:** June 2, 2003  
**SALE PRICE:** \$117,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story  
**AGE :** 1921  
**GROUND FL SF :** 752  
**TOTAL ABOVE GRADE SF :** 1,418  
**BASEMENT SF :** 592  
**BASEMENT % FIN :** 30%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 136  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 484  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 8,276  
**LOT ACRES :** .19

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**6300 BARTLETT BLVD**

**23-117-24-32-0004**

**2022 ESTIMATED MARKET VALUE:**

**\$373,000**

**SALE DATE :** October 23, 2020  
**NET SALE PRICE :** \$295,650  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$357,200

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story  
**AGE :** 1962  
**GROUND FL SF :** 974  
**TOTAL ABOVE GRADE SF :** 1,705  
**BASEMENT SF :** 974  
**BASEMENT % FIN :** 30%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 180

**GARAGES**

**GARAGE 1 SF :** 506  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 11,761  
**LOT ACRES :** .27

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5769 SUNSET RD**

**14-117-24-41-0087**

**2022 ESTIMATED MARKET VALUE:**

**\$392,000**

**SALE DATE :** July 2, 2021  
**NET SALE PRICE :** \$381,500  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$411,500

**SALE DATE:** September 17, 2004  
**SALE PRICE:** \$313,900

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2003  
**GROUND FL SF :** 780  
**TOTAL ABOVE GRADE SF :** 1,560  
**BASEMENT SF :** 780  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 1  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 72  
**DECK SF :** 170

**GARAGES**

**GARAGE 1 SF :** 576  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 7,405  
**LOT ACRES :** .17

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**6100 SUGAR MILL LA**

**14-117-24-34-0059**

**2022 ESTIMATED MARKET VALUE:**

**\$520,000**

**SALE DATE :** November 6, 2020  
**NET SALE PRICE :** \$436,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$520,200

**SALE DATE:** April 6, 2015  
**SALE PRICE:** \$188,092

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2002  
**GROUND FL SF :** 1,510  
**TOTAL ABOVE GRADE SF :** 2,684  
**BASEMENT SF :** 1,208  
**BASEMENT % FIN :** 50%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 1  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 48  
**DECK SF :** 160

**GARAGES**

**GARAGE 1 SF :** 680  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,454  
**LOT ACRES :** .24

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5976 IDLEWOOD RD**

**23-117-24-31-0099**

**2022 ESTIMATED MARKET VALUE:**

**\$485,000**

**SALE DATE :** November 25, 2020  
**NET SALE PRICE :** \$444,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$529,800

**SALE DATE:** December 3, 2013  
**SALE PRICE:** \$373,450

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2004  
**GROUND FL SF :** 1,641  
**TOTAL ABOVE GRADE SF :** 2,279  
**BASEMENT SF :** 1,149  
**BASEMENT % FIN :** 20%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 120  
**DECK SF :** 196

**GARAGES**

**GARAGE 1 SF :** 818  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,454  
**LOT ACRES :** .24

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**6379 BARTLETT BLVD**

**23-117-24-32-0067**

**2022 ESTIMATED MARKET VALUE:**

**\$562,000**

**SALE DATE :** July 28, 2021  
**NET SALE PRICE :** \$585,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$631,000

**SALE DATE:** March 21, 2017  
**SALE PRICE:** \$398,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2004  
**GROUND FL SF :** 1,264  
**TOTAL ABOVE GRADE SF :** 2,872  
**BASEMENT SF :** 1,900  
**BASEMENT % FIN :** 0%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 1  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 288  
**DECK SF :** 408

**GARAGES**

**GARAGE 1 SF :** 654  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 654  
**GARAGE 2 TYPE :** Tuck Under Garage

**LOT CHARACTERISTICS**

**LOT SF :** 13,504  
**LOT ACRES :** .31

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5239 SEABURY RD**

**25-117-24-21-0185**

**2022 ESTIMATED MARKET VALUE:**

**\$644,000**

**SALE DATE :** August 20, 2021  
**NET SALE PRICE :** \$650,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$692,300

**SALE DATE:** June 11, 2019  
**SALE PRICE:** \$510,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2015  
**GROUND FL SF :** 898  
**TOTAL ABOVE GRADE SF :** 2,454  
**BASEMENT SF :** 898  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 1  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 404  
**DECK SF :** 332

**GARAGES**

**GARAGE 1 SF :** 696  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,098  
**LOT ACRES :** .14

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**2825 HALSTEAD LA**

**23-117-24-32-0041**

**2022 ESTIMATED MARKET VALUE:**

**\$424,000**

**SALE DATE :** August 3, 2021  
**NET SALE PRICE :** \$438,000  
**ANNUAL MCAP ADJ :** .1627  
**MCAP SALE PRICE :** \$466,400

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1987  
**GROUND FL SF :** 1,346  
**TOTAL ABOVE GRADE SF :** 1,346  
**BASEMENT SF :** 1,832  
**BASEMENT % FIN :** 50%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 2  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 210  
**SCREENED PORCH SF :** 210  
**OPEN PORCH SF :** 0  
**DECK SF :** 100

**GARAGES**

**GARAGE 1 SF :** 496  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 528  
**GARAGE 2 TYPE :** Tuck Under Garage

**LOT CHARACTERISTICS**

**LOT SF :** 10,890  
**LOT ACRES :** .25

**LAKE :** Saunders  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**4938 WILSHIRE BLVD**

**24-117-24-14-0049**

**2022 ESTIMATED MARKET VALUE:**

**\$461,000**

**SALE DATE :** December 28, 2020  
**NET SALE PRICE :** \$388,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$484,000

**SALE DATE:** May 17, 2001  
**SALE PRICE:** \$53,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1940  
**GROUND FL SF :** 606  
**TOTAL ABOVE GRADE SF :** 606  
**BASEMENT SF :** 160  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**CENTRAL AC :** No  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 1

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 48  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 216

**GARAGES**

**GARAGE 1 SF :** 0  
**GARAGE 1 TYPE :**  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,534  
**LOT ACRES :** .15

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 58

**APPRAISER COMMENTS**



**4398 WILSHIRE BLVD**

**19-117-23-24-0022**

**2022 ESTIMATED MARKET VALUE:**

**\$963,000**

**SALE DATE :** November 23, 2020  
**NET SALE PRICE :** \$799,500  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$1,014,400

**SALE DATE:** July 2, 2012  
**SALE PRICE:** \$470,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1920  
**GROUND FL SF :** 1,788  
**TOTAL ABOVE GRADE SF :** 1,788  
**BASEMENT SF :** 1,728  
**BASEMENT % FIN :** 50%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 1  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 308  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 708

**GARAGES**

**GARAGE 1 SF :** 480  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 484  
**GARAGE 2 TYPE :** Detached Garage

**LOT CHARACTERISTICS**

**LOT SF :** 17,860  
**LOT ACRES :** .41

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 50

**APPRAISER COMMENTS**



**4774 KILDARE RD**

**19-117-23-22-0057**

**2022 ESTIMATED MARKET VALUE:**

**\$1,090,000**

**SALE DATE :** June 4, 2021  
**NET SALE PRICE :** \$998,674  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$1,124,900

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1972  
**GROUND FL SF :** 2,011  
**TOTAL ABOVE GRADE SF :** 2,011  
**BASEMENT SF :** 1,919  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 3  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 117  
**DECK SF :** 396

**GARAGES**

**GARAGE 1 SF :** 944  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 17,860  
**LOT ACRES :** .41

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 120

**APPRAISER COMMENTS**





**4622 KILDARE RD**

**19-117-23-21-0041**

**2022 ESTIMATED MARKET VALUE:**

**\$874,000**

**SALE DATE :** May 11, 2021  
**NET SALE PRICE :** \$796,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$912,000

**SALE DATE:** April 26, 2002  
**SALE PRICE:** \$449,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1996  
**GROUND FL SF :** 1,400  
**TOTAL ABOVE GRADE SF :** 1,400  
**BASEMENT SF :** 1,620  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 476

**GARAGES**

**GARAGE 1 SF :** 484  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 8,712  
**LOT ACRES :** .20

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 40

**APPRAISER COMMENTS**





**4763 ISLAND VIEW DR**

**30-117-23-22-0060**

**2022 ESTIMATED MARKET VALUE:**

**\$948,000**

SALE DATE : September 8, 2021  
 NET SALE PRICE : \$990,000  
 ANNUAL MCAP ADJ : .2263  
 MCAP SALE PRICE : \$1,059,700

SALE DATE:  
 SALE PRICE:

**BUILDING CHARACTERISTICS**

STORIES : Split Entry  
 AGE : 1974  
 GROUND FL SF : 1,176  
 TOTAL ABOVE GRADE SF : 1,176  
 BASEMENT SF : 1,152  
 BASEMENT % FIN : 80%  
 WALKOUT : Yes

CENTRAL AC : Yes  
 # FIREPLACES : 0  
 # DELUXE BATHS : 0  
 # FULL BATHS : 1  
 # 3/4 BATHS : 1  
 # HALF BATHS : 0  
 # BEDROOMS : 4

**PORCHES / DECKS**

ENCLOSED PORCH SF : 0  
 SCREENED PORCH SF : 0  
 OPEN PORCH SF : 0  
 DECK SF : 0

**GARAGES**

GARAGE 1 SF : 440  
 GARAGE 1 TYPE : Attached Garage  
 GARAGE 2 SF : 0  
 GARAGE 2 TYPE :

**LOT CHARACTERISTICS**

LOT SF : 6,098  
 LOT ACRES : .14

LAKE : Minnetonka  
 EFFECTIVE LAKE FRONT FT : 40

**APPRAISER COMMENTS**



**3106 PRIEST LA**

**23-117-24-34-0075**

**2022 ESTIMATED MARKET VALUE:**

**\$882,000**

**SALE DATE :** June 21, 2021  
**NET SALE PRICE :** \$825,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$929,300

**SALE DATE:** November 10, 2017  
**SALE PRICE:** \$680,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Level  
**AGE :** 1973  
**GROUND FL SF :** 1,922  
**TOTAL ABOVE GRADE SF :** 1,922  
**BASEMENT SF :** 1,404  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 104  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 180

**GARAGES**

**GARAGE 1 SF :** 576  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 11,761  
**LOT ACRES :** .27

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 60

**APPRAISER COMMENTS**



**5420 BREEZY RD**

**13-117-24-23-0011**

**2022 ESTIMATED MARKET VALUE: \$1,433,000**

**SALE DATE :** August 16, 2021  
**NET SALE PRICE :** \$1,500,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$1,633,100

**SALE DATE:** April 26, 2021  
**SALE PRICE:** \$1,340,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Level  
**AGE :** 1953  
**GROUND FL SF :** 1,886  
**TOTAL ABOVE GRADE SF :** 1,886  
**BASEMENT SF :** 1,766  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 64  
**DECK SF :** 248

**GARAGES**

**GARAGE 1 SF :** 805  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 14,810  
**LOT ACRES :** .34

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 90

**APPRAISER COMMENTS**



**5048 EDGEWATER DR**

**13-117-24-42-0017**

**2022 ESTIMATED MARKET VALUE:**

**\$813,000**

**SALE DATE :** February 26, 2021  
**NET SALE PRICE :** \$680,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$819,900

**SALE DATE:** August 27, 1999  
**SALE PRICE:** \$134,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/2 Story  
**AGE :** 1913  
**GROUND FL SF :** 800  
**TOTAL ABOVE GRADE SF :** 1,080  
**BASEMENT SF :** 800  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**CENTRAL AC :** No  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 240

**GARAGES**

**GARAGE 1 SF :** 0  
**GARAGE 1 TYPE :**  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 8,276  
**LOT ACRES :** .19

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 45

**APPRAISER COMMENTS**





**4908 EDGEWATER DR**

**13-117-24-41-0011**

**2022 ESTIMATED MARKET VALUE:**

**\$820,000**

**SALE DATE :** December 2, 2020  
**NET SALE PRICE :** \$690,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$860,700

**SALE DATE:** May 14, 2015  
**SALE PRICE:** \$495,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story  
**AGE :** 1910  
**GROUND FL SF :** 840  
**TOTAL ABOVE GRADE SF :** 1,290  
**BASEMENT SF :** 600  
**BASEMENT % FIN :** 50%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 0  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 1  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 240

**GARAGES**

**GARAGE 1 SF :** 420  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 7,841  
**LOT ACRES :** .18

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 43

**APPRAISER COMMENTS**





**2907 HALSTEAD LA**

**23-117-24-32-0023**

**2022 ESTIMATED MARKET VALUE:**

**\$489,000**

**SALE DATE :** March 5, 2021  
**NET SALE PRICE :** \$432,500  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$512,700

**SALE DATE:** October 4, 2013  
**SALE PRICE:** \$325,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1961  
**GROUND FL SF :** 1,296  
**TOTAL ABOVE GRADE SF :** 2,064  
**BASEMENT SF :** 768  
**BASEMENT % FIN :** 10%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 1  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 372  
**DECK SF :** 153

**GARAGES**

**GARAGE 1 SF :** 676  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 11,761  
**LOT ACRES :** .27

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**3054 JULIA WAY**

**24-117-24-43-0092**

**2022 ESTIMATED MARKET VALUE:**

**\$895,000**

**SALE DATE :** October 9, 2020  
**NET SALE PRICE :** \$730,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$942,100

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1988  
**GROUND FL SF :** 1,726  
**TOTAL ABOVE GRADE SF :** 2,422  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 1  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 232

**GARAGES**

**GARAGE 1 SF :** 440  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,970  
**LOT ACRES :** .16

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 60

**APPRAISER COMMENTS**



**1571 BLUEBIRD LA**

**12-117-24-43-0077**

**2022 ESTIMATED MARKET VALUE:**

**\$924,000**

**SALE DATE :** May 21, 2021  
**NET SALE PRICE :** \$920,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$1,054,000

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2019  
**GROUND FL SF :** 1,034  
**TOTAL ABOVE GRADE SF :** 2,568  
**BASEMENT SF :** 1,034  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 1  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 120

**GARAGES**

**GARAGE 1 SF :** 510  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 4,356  
**LOT ACRES :** .10

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 55

**APPRAISER COMMENTS**



**4637 CARLOW RD**

**19-117-23-24-0050**

**2022 ESTIMATED MARKET VALUE: \$1,223,000**

**SALE DATE :** January 22, 2021  
**NET SALE PRICE :** \$1,087,500  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$1,333,600

**SALE DATE:** May 19, 2010  
**SALE PRICE:** \$300,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2006  
**GROUND FL SF :** 2,450  
**TOTAL ABOVE GRADE SF :** 3,568  
**BASEMENT SF :** 2,450  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 0  
**# 3/4 BATHS :** 3  
**# HALF BATHS :** 1  
**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 1,814

**GARAGES**

**GARAGE 1 SF :** 676  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,454  
**LOT ACRES :** .24

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 70

**APPRAISER COMMENTS**



**4568 DENBIGH RD**

**19-117-23-24-0109**

**2022 ESTIMATED MARKET VALUE: \$1,161,000**

**SALE DATE :** July 28, 2021  
**NET SALE PRICE :** \$1,209,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$1,338,800

**SALE DATE:** July 31, 2017  
**SALE PRICE:** \$820,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2012  
**GROUND FL SF :** 1,171  
**TOTAL ABOVE GRADE SF :** 2,874  
**BASEMENT SF :** 1,633  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 1  
**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 56  
**DECK SF :** 689

**GARAGES**

**GARAGE 1 SF :** 572  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 7,405  
**LOT ACRES :** .17

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 50

**APPRAISER COMMENTS**





**4737 ISLAND VIEW DR**

**30-117-23-22-0055**

**2022 ESTIMATED MARKET VALUE: \$1,229,000**

**SALE DATE :** April 20, 2021  
**NET SALE PRICE :** \$1,150,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$1,340,200

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1940  
**GROUND FL SF :** 1,116  
**TOTAL ABOVE GRADE SF :** 2,902  
**BASEMENT SF :** 614  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 1  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 250  
**DECK SF :** 324

**GARAGES**

**GARAGE 1 SF :** 650  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 7,405  
**LOT ACRES :** .17

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 50

**APPRAISER COMMENTS**



**4942 EDGEWATER DR**

**13-117-24-41-0062**

**2022 ESTIMATED MARKET VALUE:**

**\$1,402,000**

**SALE DATE :** March 15, 2021  
**NET SALE PRICE :** \$1,449,027  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$1,717,600

**SALE DATE:** April 11, 2003  
**SALE PRICE:** \$506,900

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2009  
**GROUND FL SF :** 1,176  
**TOTAL ABOVE GRADE SF :** 2,773  
**BASEMENT SF :** 1,176  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 1  
**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 421  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 397

**GARAGES**

**GARAGE 1 SF :** 528  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 7,405  
**LOT ACRES :** .17

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 40

**APPRAISER COMMENTS**



**1952 SHOREWOOD LA**

**18-117-23-23-0014**

**2022 ESTIMATED MARKET VALUE:** \$1,626,000

**SALE DATE :** September 3, 2021  
**NET SALE PRICE :** \$1,700,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$1,819,600

**SALE DATE:** June 16, 2015  
**SALE PRICE:** \$420,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2016  
**GROUND FL SF :** 1,432  
**TOTAL ABOVE GRADE SF :** 2,634  
**BASEMENT SF :** 1,128  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 2  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 240

**GARAGES**

**GARAGE 1 SF :** 484  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 8,712  
**LOT ACRES :** .20

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 60

**APPRAISER COMMENTS**



**3048 HIGHLAND BLVD**

**23-117-24-44-0005**

**2022 ESTIMATED MARKET VALUE: \$2,074,000**

**SALE DATE :** May 25, 2021  
**NET SALE PRICE :** \$1,900,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$2,176,800

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1927  
**GROUND FL SF :** 1,007  
**TOTAL ABOVE GRADE SF :** 1,882  
**BASEMENT SF :** 1,225  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**CENTRAL AC :** No  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 1  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 350  
**SCREENED PORCH SF :** 252  
**OPEN PORCH SF :** 0  
**DECK SF :** 758

**GARAGES**

**GARAGE 1 SF :** 758  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 67,954  
**LOT ACRES :** 1.56

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 225

**APPRAISER COMMENTS**



**6379 BAY RIDGE RD**

**23-117-24-33-0038**

**2022 ESTIMATED MARKET VALUE: \$2,579,000**

SALE DATE : June 24, 2021  
 NET SALE PRICE : \$2,500,000  
 ANNUAL MCAP ADJ : .2263  
 MCAP SALE PRICE : \$2,816,000

SALE DATE:  
 SALE PRICE:

**BUILDING CHARACTERISTICS**

STORIES : 2 Story  
 AGE : 2017  
 GROUND FL SF : 1,799  
 TOTAL ABOVE GRADE SF : 4,733  
 BASEMENT SF : 1,869  
 BASEMENT % FIN : 90%  
 WALKOUT : Yes

CENTRAL AC : Yes  
 # FIREPLACES : 1  
 # DELUXE BATHS : 1  
 # FULL BATHS : 2  
 # 3/4 BATHS : 1  
 # HALF BATHS : 101  
 # BEDROOMS : 6

**PORCHES / DECKS**

ENCLOSED PORCH SF : 0  
 SCREENED PORCH SF : 210  
 OPEN PORCH SF : 84  
 DECK SF : 468

**GARAGES**

GARAGE 1 SF : 1,170  
 GARAGE 1 TYPE : Attached Garage  
 GARAGE 2 SF : 0  
 GARAGE 2 TYPE :

**LOT CHARACTERISTICS**

LOT SF : 27,443  
 LOT ACRES : .63

LAKE : Minnetonka  
 EFFECTIVE LAKE FRONT FT : 80

**APPRAISER COMMENTS**





**5457 LOST LAKE LA**

**13-117-24-34-0147**

**2022 ESTIMATED MARKET VALUE:**

**\$433,000**

SALE DATE : June 4, 2021  
 NET SALE PRICE : \$417,500  
 ANNUAL MCAP ADJ : .1634  
 MCAP SALE PRICE : \$456,000

SALE DATE: July 6, 2018  
 SALE PRICE: \$274,000

**BUILDING CHARACTERISTICS**

STORIES : 1 Story  
 AGE : 2015  
 GROUND FL SF : 818  
 TOTAL ABOVE GRADE SF : 818  
 BASEMENT SF : 818  
 BASEMENT % FIN : 30%  
 WALKOUT : Yes

CENTRAL AC : Yes  
 # FIREPLACES : 0  
 # DELUXE BATHS : 0  
 # FULL BATHS : 0  
 # 3/4 BATHS : 2  
 # HALF BATHS : 0  
 # BEDROOMS : 1

**PORCHES / DECKS**

ENCLOSED PORCH SF : 0  
 SCREENED PORCH SF : 0  
 OPEN PORCH SF : 0  
 DECK SF : 200

**GARAGES**

GARAGE 1 SF : 420  
 GARAGE 1 TYPE : Tuck Under Garage  
 GARAGE 2 SF : 0  
 GARAGE 2 TYPE :

**LOT CHARACTERISTICS**

LOT SF : 1,742  
 LOT ACRES : .04

LAKE :  
 EFFECTIVE LAKE FRONT FT : 0

**APPRAISER COMMENTS**



**2954 PELICAN POINT CIR**

**19-117-23-31-0161**

**2022 ESTIMATED MARKET VALUE:**

**\$894,000**

**SALE DATE :** November 9, 2020  
**NET SALE PRICE :** \$835,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$996,300

**SALE DATE:** June 22, 2015  
**SALE PRICE:** \$625,500

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1999  
**GROUND FL SF :** 1,959  
**TOTAL ABOVE GRADE SF :** 1,959  
**BASEMENT SF :** 1,959  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 0  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 1  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 131  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 295

**GARAGES**

**GARAGE 1 SF :** 640  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 9,148  
**LOT ACRES :** .21

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**2958 PELICAN POINT CIR**

**19-117-23-42-0036**

**2022 ESTIMATED MARKET VALUE: \$1,506,000**

**SALE DATE :** September 15, 2021  
**NET SALE PRICE :** \$1,573,869  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$1,655,300

**SALE DATE:** July 18, 2018  
**SALE PRICE:** \$1,150,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1995  
**GROUND FL SF :** 2,129  
**TOTAL ABOVE GRADE SF :** 2,129  
**BASEMENT SF :** 2,011  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 2  
**# HALF BATHS :** 1  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 401

**GARAGES**

**GARAGE 1 SF :** 604  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,970  
**LOT ACRES :** .16

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1766 COMMERCE BLVD**

**13-117-24-22-0257**

**2022 ESTIMATED MARKET VALUE:**

**\$623,000**

**SALE DATE :** March 12, 2021  
**NET SALE PRICE :** \$575,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$652,300

**SALE DATE:** October 5, 2017  
**SALE PRICE:** \$385,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1985  
**GROUND FL SF :** 1,306  
**TOTAL ABOVE GRADE SF :** 1,306  
**BASEMENT SF :** 1,296  
**BASEMENT % FIN :** 50%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 0  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 192  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 184

**GARAGES**

**GARAGE 1 SF :** 552  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 1,742  
**LOT ACRES :** .04

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 28

**APPRAISER COMMENTS**





**5494 LOST LAKE LA**

**13-117-24-33-0108**

**2022 ESTIMATED MARKET VALUE:**

**\$534,000**

**SALE DATE :** December 16, 2020  
**NET SALE PRICE :** \$475,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$559,700

**SALE DATE:** July 28, 2009  
**SALE PRICE:** \$270,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2006  
**GROUND FL SF :** 816  
**TOTAL ABOVE GRADE SF :** 1,632  
**BASEMENT SF :** 816  
**BASEMENT % FIN :** 20%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 101  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 160  
**DECK SF :** 120

**GARAGES**

**GARAGE 1 SF :** 401  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 1,307  
**LOT ACRES :** .03

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**4407 WILSHIRE BLVD**

**212**

**19-117-23-24-0078**

**2022 ESTIMATED MARKET VALUE:**

**\$132,000**

SALE DATE : July 13, 2021  
 NET SALE PRICE : \$135,000  
 ANNUAL MCAP ADJ : .1634  
 MCAP SALE PRICE : \$145,600

SALE DATE: August 18, 2010  
 SALE PRICE: \$105,000

**BUILDING CHARACTERISTICS**

STORIES : 1 Story  
 AGE : 1969  
 GROUND FL SF : 638  
 TOTAL ABOVE GRADE SF : 638  
 BASEMENT SF : 0  
 BASEMENT % FIN :  
 WALKOUT : No

CENTRAL AC : No  
 # FIREPLACES : 0  
 # DELUXE BATHS : 0  
 # FULL BATHS : 1  
 # 3/4 BATHS : 0  
 # HALF BATHS : 0  
 # BEDROOMS : 1

**PORCHES / DECKS**

ENCLOSED PORCH SF : 0  
 SCREENED PORCH SF : 0  
 OPEN PORCH SF : 55  
 DECK SF : 0

**GARAGES**

GARAGE 1 SF : 0  
 GARAGE 1 TYPE :  
 GARAGE 2 SF : 0  
 GARAGE 2 TYPE :

**LOT CHARACTERISTICS**

LOT SF : 0  
 LOT ACRES : .00

LAKE :  
 EFFECTIVE LAKE FRONT FT : 0

**APPRAISER COMMENTS**



**4363 WILSHIRE BLVD**

**305**

**19-117-23-13-0045**

**2022 ESTIMATED MARKET VALUE:**

**\$150,000**

SALE DATE : August 6, 2021  
 NET SALE PRICE : \$149,888  
 ANNUAL MCAP ADJ : .1634  
 MCAP SALE PRICE : \$159,600

SALE DATE: July 24, 2015  
 SALE PRICE: \$111,550

**BUILDING CHARACTERISTICS**

STORIES : 1 Story  
 AGE : 1969  
 GROUND FL SF : 938  
 TOTAL ABOVE GRADE SF : 938  
 BASEMENT SF : 0  
 BASEMENT % FIN :  
 WALKOUT : No

CENTRAL AC : No  
 # FIREPLACES : 0  
 # DELUXE BATHS : 0  
 # FULL BATHS : 1  
 # 3/4 BATHS : 0  
 # HALF BATHS : 0  
 # BEDROOMS : 2

**PORCHES / DECKS**

ENCLOSED PORCH SF : 0  
 SCREENED PORCH SF : 0  
 OPEN PORCH SF : 75  
 DECK SF : 0

**GARAGES**

GARAGE 1 SF : 242  
 GARAGE 1 TYPE : Detached Garage  
 GARAGE 2 SF : 0  
 GARAGE 2 TYPE :

**LOT CHARACTERISTICS**

LOT SF : 0  
 LOT ACRES : .00

LAKE :  
 EFFECTIVE LAKE FRONT FT : 0

**APPRAISER COMMENTS**



**5400 THREE POINTS BLVD 313**

**13-117-24-22-0096**

**2022 ESTIMATED MARKET VALUE:**

**\$189,000**

**SALE DATE :** January 19, 2021  
**NET SALE PRICE :** \$170,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$174,900

**SALE DATE:** June 26, 2020  
**SALE PRICE:** \$164,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1965  
**GROUND FL SF :** 978  
**TOTAL ABOVE GRADE SF :** 978  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 0  
**GARAGE 1 TYPE :**  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**5400 THREE POINTS BLVD 335**

**13-117-24-22-0110**

**2022 ESTIMATED MARKET VALUE:**

**\$351,000**

**SALE DATE :** July 26, 2021  
**NET SALE PRICE :** \$371,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$400,200

**SALE DATE:** August 12, 2008  
**SALE PRICE:** \$198,750

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1965  
**GROUND FL SF :** 978  
**TOTAL ABOVE GRADE SF :** 978  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 114  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 0  
**GARAGE 1 TYPE :**  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**

Sale included 1 car garage





**2670 COMMERCE BLVD**

**105**

**23-117-24-14-0056**

**2022 ESTIMATED MARKET VALUE:**

**\$472,000**

**SALE DATE :** July 21, 2021  
**NET SALE PRICE :** \$489,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$527,500

**SALE DATE:** February 14, 2020  
**SALE PRICE:** \$230,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1985  
**GROUND FL SF :** 1,480  
**TOTAL ABOVE GRADE SF :** 1,480  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 0  
**# 3/4 BATHS :** 2  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 60

**GARAGES**

**GARAGE 1 SF :** 0  
**GARAGE 1 TYPE :**  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**

Sale included 2 garage stalls



**2161 OLD SCHOOL RD**

**14-117-24-41-0152**

**2022 ESTIMATED MARKET VALUE:**

**\$256,000**

**SALE DATE :** August 18, 2021  
**NET SALE PRICE :** \$265,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$282,300

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2004  
**GROUND FL SF :** 1,088  
**TOTAL ABOVE GRADE SF :** 1,736  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 1  
**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 60  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 396  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**2851 TUXEDO BLVD**

**19-117-23-31-0119**

**2022 ESTIMATED MARKET VALUE:**

**\$353,000**

**SALE DATE :** August 31, 2021  
**NET SALE PRICE :** \$375,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$399,400

**SALE DATE:** September 20, 2019  
**SALE PRICE:** \$300,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1984  
**GROUND FL SF :** 1,036  
**TOTAL ABOVE GRADE SF :** 1,036  
**BASEMENT SF :** 1,024  
**BASEMENT % FIN :** 90%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 160

**GARAGES**

**GARAGE 1 SF :** 360  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 7,841  
**LOT ACRES :** .18

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5513 CHURCH RD**

**13-117-24-32-0152**

**2022 ESTIMATED MARKET VALUE: \$194,000**

**SALE DATE :** December 21, 2020  
**NET SALE PRICE :** \$172,500  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$203,200

**SALE DATE:** March 26, 2001  
**SALE PRICE:** \$61,500

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1982  
**GROUND FL SF :** 476  
**TOTAL ABOVE GRADE SF :** 952  
**BASEMENT SF :** 476  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 264  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 3,049  
**LOT ACRES :** .07

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



7/11/18, 12:47:03 PM

234676

**2647 SHANNON LA**

**19-117-23-23-0131**

**2022 ESTIMATED MARKET VALUE:**

**\$421,000**

**SALE DATE :** December 22, 2020  
**NET SALE PRICE :** \$392,000  
**ANNUAL MCAP ADJ :** .1634  
**MCAP SALE PRICE :** \$461,900

**SALE DATE:** March 21, 2005  
**SALE PRICE:** \$116,414

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1978  
**GROUND FL SF :** 1,938  
**TOTAL ABOVE GRADE SF :** 1,938  
**BASEMENT SF :** 1,850  
**BASEMENT % FIN :** 10%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 0  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 240

**GARAGES**

**GARAGE 1 SF :** 864  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 11,761  
**LOT ACRES :** .27

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**





**3116 WESTEDGE BLVD**

**23-117-24-34-0121**

**2022 ESTIMATED MARKET VALUE:**

**\$680,000**

SALE DATE : March 15, 2021  
 NET SALE PRICE : \$575,000  
 ANNUAL MCAP ADJ : .1634  
 MCAP SALE PRICE : \$652,300

SALE DATE: April 4, 2016  
 SALE PRICE: \$393,849

**BUILDING CHARACTERISTICS**

STORIES : 2 Story  
 AGE : 1970  
 GROUND FL SF : 968  
 TOTAL ABOVE GRADE SF : 2,024  
 BASEMENT SF : 968  
 BASEMENT % FIN : 80%  
 WALKOUT : No

CENTRAL AC : Yes  
 # FIREPLACES : 0  
 # DELUXE BATHS : 0  
 # FULL BATHS : 2  
 # 3/4 BATHS : 2  
 # HALF BATHS : 0  
 # BEDROOMS : 5

**PORCHES / DECKS**

ENCLOSED PORCH SF : 0  
 SCREENED PORCH SF : 0  
 OPEN PORCH SF : 264  
 DECK SF : 436

**GARAGES**

GARAGE 1 SF : 484  
 GARAGE 1 TYPE : Detached Garage  
 GARAGE 2 SF : 0  
 GARAGE 2 TYPE :

**LOT CHARACTERISTICS**

LOT SF : 16,117  
 LOT ACRES : .37

LAKE : Minnetonka  
 EFFECTIVE LAKE FRONT FT : 0

**APPRAISER COMMENTS**

# 2022 Static Assessment Growth

Single Family Residential Properties

Lake Minnetonka Only

City	Off Lake	On Lake
Deephaven	20.5%	24.1%
Excelsior	13.4%	23.5%
Greenwood	14.5%	34.4%
Minnetonka	15.3%	24.0%
Minnetonka Beach	15.4%	19.4%
Minnetrista	23.4%	27.9%
Mound	25.0%	30.9%
Orono	12.3%	28.1%
Shorewood	22.2%	37.2%
Spring Park	18.6%	27.4%
Tonka Bay	25.1%	19.5%
Wayzata	16.5%	22.6%
Woodland	22.5%	22.3%
Overall Static Growth	17.4%	26.8%

## 2022 Static Assessment Growth

Single Family Residential Properties

All Lakes, Lake Minnetonka Cities

City	Off Lake	On Lake
Deephaven	20.1%	24.3%
Excelsior	13.4%	22.7%
Greenwood	14.5%	34.4%
Minnetonka	15.2%	23.3%
Minnetonka Beach	15.4%	19.4%
Minnetrista	23.6%	27.3%
Mound	25.1%	30.4%
Orono	11.7%	28.1%
Shorewood	19.9%	35.5%
Spring Park	18.6%	27.4%
Tonka Bay	25.1%	19.5%
Wayzata	16.6%	22.4%
Woodland	16.2%	23.9%
Overall Static Growth	16.9%	26.9%

## 2022 Static Assessment Growth

Single Family Residential Properties

All Lakes, All Cities

City	Off Lake	On Lake
Bloomington	16.7%	9.5%
Brooklyn Center	16.3%	17.0%
Brooklyn Park	18.0%	15.2%
Champlin	20.7%	27.9%
Corcoran	17.7%	17.0%
Crystal	13.8%	10.8%
Dayton	17.8%	22.4%
Deephaven	20.1%	24.3%
Eden Prairie	19.2%	17.3%
Edina	13.3%	10.2%
Excelsior	13.4%	22.7%
Golden Valley	13.9%	10.3%
Greenfield	19.6%	19.3%
Greenwood	14.5%	34.4%
Hanover	20.4%	16.0%
Independence	19.2%	16.1%
Long Lake	17.1%	33.1%
Maple Grove	20.5%	25.2%
Medicine Lake	22.0%	21.8%
Medina	16.7%	20.2%
Minnetonka	15.2%	23.3%
Minnetonka Beach	15.4%	19.4%
Minnetrissa	23.6%	27.3%
Mound	25.1%	30.4%
Orono	11.7%	28.1%
Plymouth	16.8%	19.5%
Robbinsdale	19.2%	15.9%
Rockford	20.3%	25.9%
Rogers	18.0%	16.1%
Saint Louis Park	11.4%	10.0%
Shorewood	19.9%	35.5%
Spring Park	18.6%	27.4%
Tonka Bay	25.1%	19.5%
Wayzata	16.6%	22.4%
Woodland	16.2%	23.9%
Overall Static Growth	14.6%	25.0%

# Annual Housing Market Report – Twin Cities Metro

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



# 2021



# Annual Housing Market Report – Twin Cities Metro

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



**The 2021 housing market** driven by pandemic-induced changes to housing needs and preferences, reached extraordinary levels in 2021. The inventory of homes for sale remained low, as home seller activity did not rise proportionally to meet this demand. New construction activity, while strong, remains limited by a combination of material and labor shortages, rising material costs, and a regulatory and operational environment that makes it difficult to scale quickly.

The strong seller's market of 2020 continued and even strengthened in 2021, with inventory levels remaining low and multiple offer situations common across much of the housing market both locally and nationally. Multiple offers again drove prices significantly higher for the year.

**Sales:** Pending sales increased 0.2 percent, finishing 2021 at 65,937. Closed sales were up 2.7 percent to end the year at 66,319.

**Listings:** Comparing 2021 to the prior year, the number of homes available for sale was lower by 24.1 percent. There were 4,438 active listings at the end of 2021. New listings decreased by 1.1 percent to finish the year at 75,536.

**Distressed Properties:** Forbearance efforts by the government and lenders continued for much of the year, limiting distressed sales activity once again. In 2021, the percentage of closed sales that were either foreclosure or short sale decreased by 52.9 percent to finish the year at 0.6 percent of the market. Foreclosure and short sale activity may increase in 2022, though the strong gains in equity seen by most homeowners in the last few years will help to limit the number of distressed sales.

**Showings:** Showing activity in 2021 continued at high levels due to strong buyer demand and low inventory of homes for sale. There were 1,550,444 total showings reported by participating showing services in the region, with a median of 17 showings before pending, which was up 6.3 percent compared to 2020.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 11.4 percent to \$339,900 for the year. Single Family Detached home prices were up 12.1 percent compared to last year, and Townhouse-Condo Attached home prices were up 9.6 percent.

**List Price Received:** Sellers received, on average, 101.9 percent of their original list price at sale, a year-over-year increase of 2.1 percent.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

This year looks to continue the trends seen in the last 18 months, likely pushing the market higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

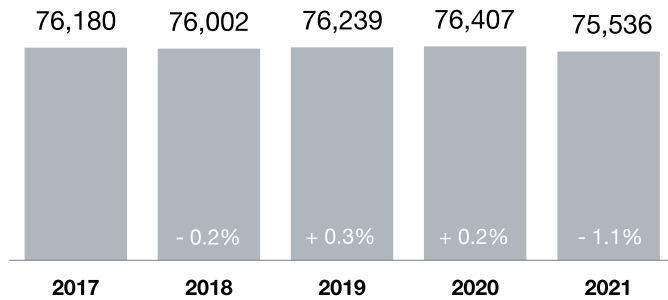
## Table of Contents

- 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



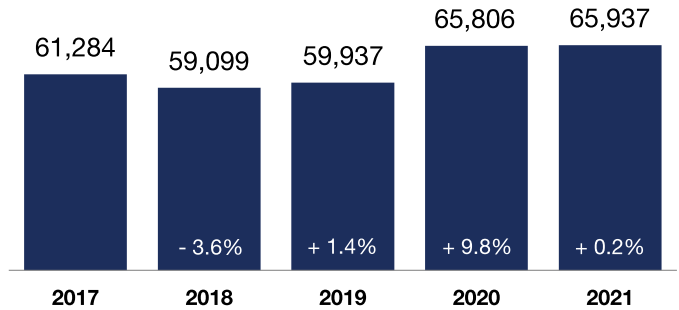
### Top 5 Areas: Change in New Listings from 2020

Dellwood	+ 116.7%
Loretto	+ 91.7%
Lauderdale	+ 90.9%
Winthrop	+ 62.5%
Maple Plain	+ 50.0%

### Bottom 5 Areas: Change in New Listings from 2020

Afton	- 36.0%
Norwood Young America	- 50.0%
Bayport	- 50.5%
New Germany	- 55.0%
Mendota	- 66.7%

## Pending Sales



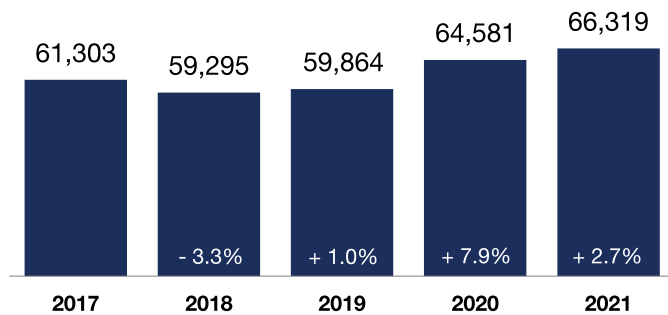
### Top 5 Areas: Change in Pending Sales from 2020

Lake St. Croix Beach	+ 90.0%
Dellwood	+ 76.9%
Loretto	+ 76.9%
Saint Paul - St. Anthony Park	+ 58.0%
Saint Anthony	+ 35.8%

### Bottom 5 Areas: Change in Pending Sales from 2020

Mayer	- 39.2%
Afton	- 43.6%
New Germany	- 43.8%
Bayport	- 46.3%
Mendota	- 50.0%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2020

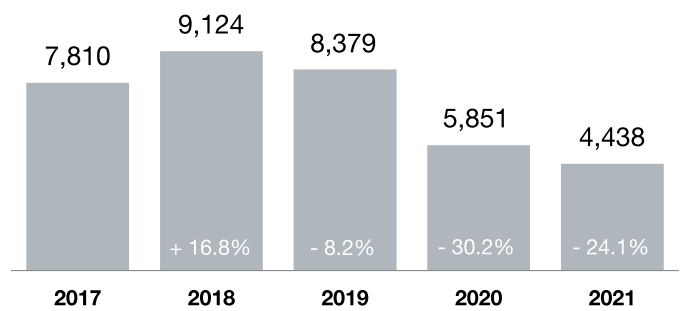
Lake St. Croix Beach	+ 81.8%
Loretto	+ 69.2%
Saint Paul - St. Anthony Park	+ 62.7%
Dellwood	+ 53.3%
Saint Anthony	+ 41.2%

### Bottom 5 Areas: Change in Closed Sales from 2020

Mayer	- 38.5%
Saint Bonifacius	- 41.1%
Afton	- 41.5%
New Germany	- 50.0%
Mendota	- 66.7%

## Inventory of Homes for Sale

At the end of the year



### Top 5 Areas: Change in Inventory of Homes for Sale from 2020

Loretto	+ 300.0%
Arlington	+ 160.0%
Lauderdale	+ 100.0%
Rockford	+ 83.3%
Annandale	+ 70.6%

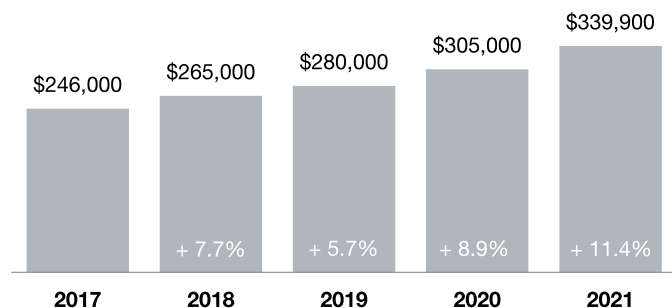
### Bottom 5 Areas: Change in Inventory of Homes for Sale from 2020

Norwood Young America	- 64.7%
Mounds View	- 68.2%
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



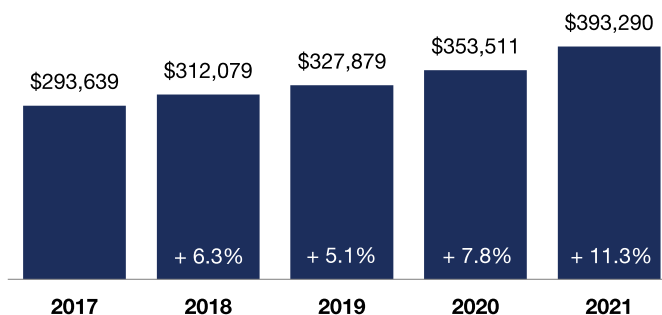
#### Top 5 Areas: Change in Median Sales Price from 2020

Spring Park	+ 66.1%
Dellwood	+ 53.2%
Shorewood	+ 39.2%
Newport	+ 38.3%
Scandia	+ 38.2%

#### Bottom 5 Areas: Change in Median Sales Price from 2020

Wayzata	- 3.7%
Greenfield	- 3.8%
Grant	- 4.8%
Saint Paul - Downtown	- 8.8%
Excelsior	- 18.2%

### Average Sales Price



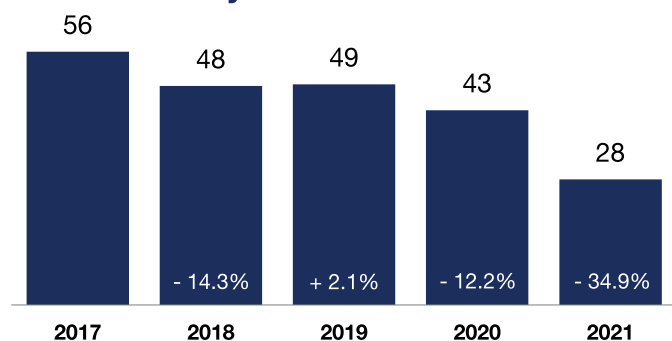
#### Top 5 Areas: Change in Average Sales Price from 2020

Lakeland	+ 78.5%
Long Lake	+ 52.7%
Mendota	+ 47.0%
Scandia	+ 43.0%
Afton	+ 38.1%

#### Bottom 5 Areas: Change in Average Sales Price from 2020

Falcon Heights	- 1.3%
Wayzata	- 2.5%
Loretto	- 2.7%
Mayer	- 3.2%
Excelsior	- 4.1%

### Cumulative Days on Market Until Sale



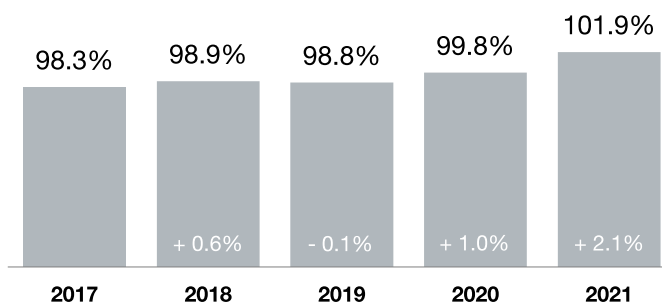
#### Top 5 Areas: Change in Cumulative Days on Market from 2020

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 2020

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 2020

Dellwood	+ 10.2%
Afton	+ 7.8%
Maple Plain	+ 7.5%
Scandia	+ 5.7%
Lakeland	+ 5.7%

#### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2020

Saint Paul - Downtown	- 0.6%
Minneapolis - Central	- 1.3%
Lexington	- 1.6%
Minneapolis - Phillips	- 2.8%
Mendota	- 8.0%

# Property Type Review

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

## 26

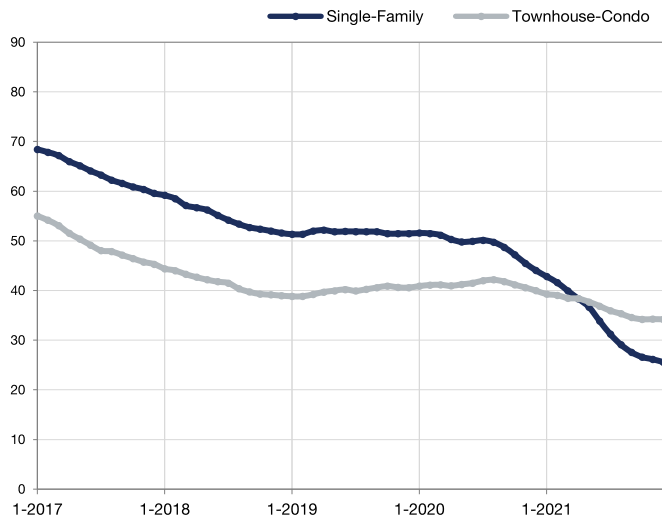
Average Cumulative Days on  
Market Single-Family

## 34

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 2021

16-County Twin Cities Region	24.3%
Saint Paul - Downtown	100.0%
Minneapolis - Central	99.9%
Minneapolis - University	71.2%
Saint Paul - Summit-University	56.2%
Wayzata	53.3%
Spring Park	52.4%
Vadnais Heights	52.1%
Minneapolis - Phillips	51.5%
Hopkins	51.5%
Minneapolis - Calhoun-Isle	50.2%
Apple Valley	48.8%
Saint Paul - Summit Hill	47.8%
Lauderdale	46.9%
Saint Paul - St. Anthony Park	45.9%
Inver Grove Heights	43.1%
Little Canada	42.6%
Burnsville	40.5%
Oakdale	40.3%
Oak Park Heights	40.3%
Shoreview	40.2%
Woodbury	40.1%
Minnetonka	39.9%
Eagan	39.6%
Maple Grove	39.4%
Eden Prairie	39.2%

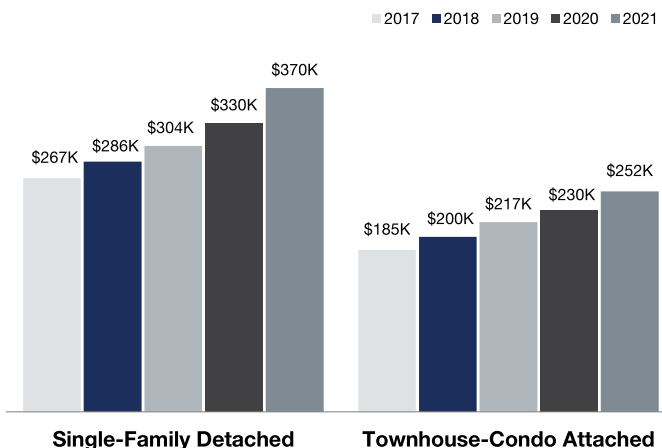
## + 12.1%

One-Year Change in Price  
Single-Family Detached

## + 9.6%

One-Year Change in Price  
Townhouse-Condo Attached

## Median Sales Price



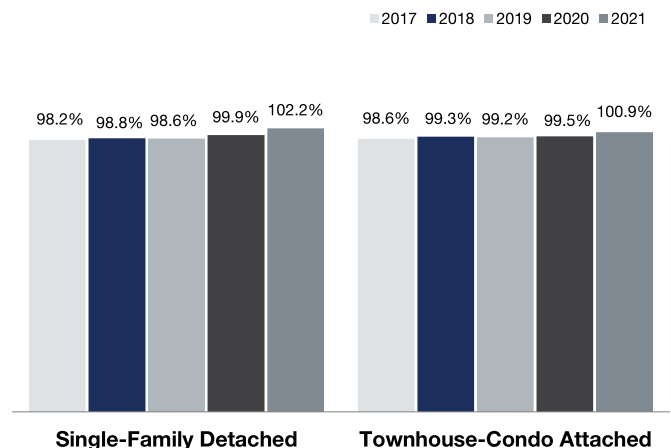
## 102.2%

Pct. of Orig. Price Received  
Single-Family Detached

## 100.9%

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.

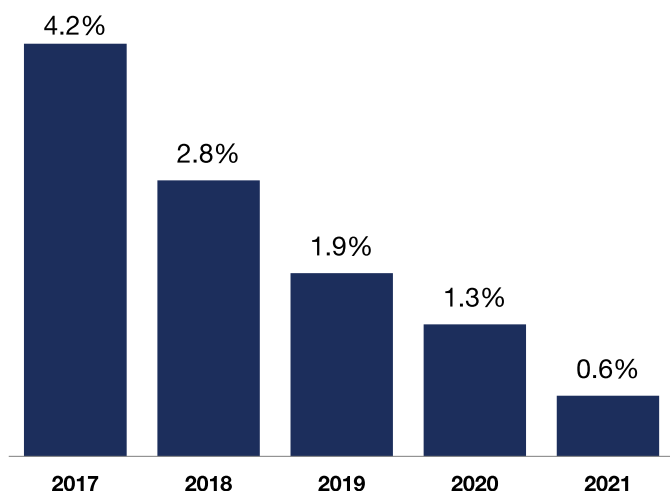
## 0.6%

Percent of Closed Sales in  
2021 That Were Distressed

## - 52.9%

One-Year Change in Sales of  
Distressed Properties

### Percent of Sales That Were Distressed



### Top Areas: Distressed Market Share in 2021

<b>16-County Twin Cities Region</b>	<b>0.6%</b>
Norwood Young America	5.2%
Lake St. Croix Beach	5.0%
Independence	4.6%
Pine City	3.4%
Montgomery	3.3%
Nowthen	3.1%
North Oaks	2.3%
Grant	2.3%
Waterville	2.3%
Greenfield	2.2%
Bayport	2.1%
Saint Paul Park	2.1%
Minneapolis - Phillips	1.9%
Onamia	1.9%
Newport	1.8%
Columbus	1.7%
White Bear Lake	1.6%
Deephaven	1.6%
Hutchinson	1.6%
Scandia	1.6%
Minneapolis - Near North	1.5%
Saint Paul - Lexington-Hamline	1.5%
Oak Park Heights	1.5%
Saint Paul - Greater East Side	1.5%
Columbia Heights	1.4%

## + 28.3%

Three-Year Change in Price  
All Properties

## + 27.4%

Three-Year Change in Price  
Traditional Properties

## + 13.7%

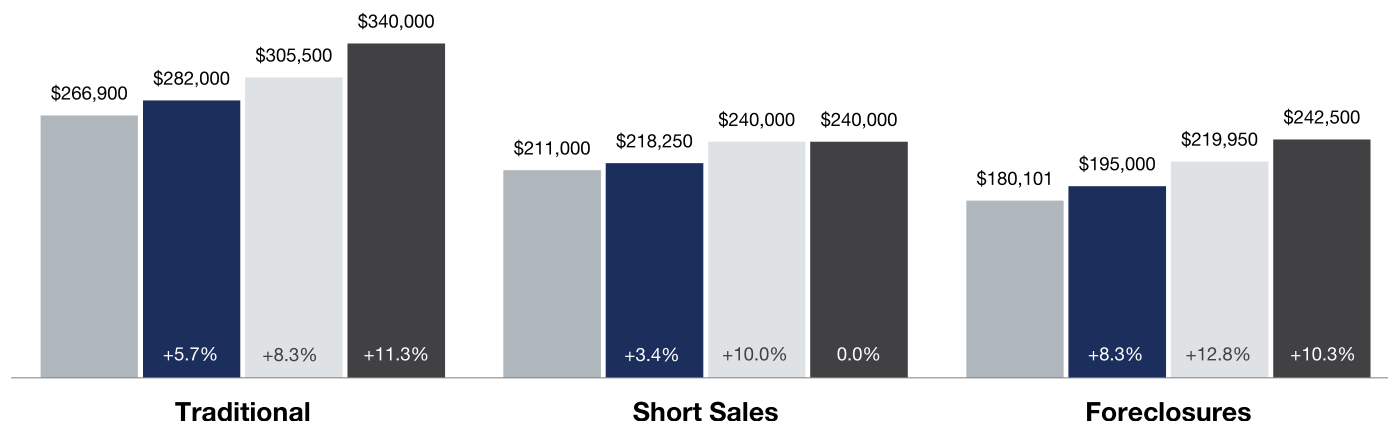
Three-Year Change in Price  
Short Sales

## + 34.6%

Three-Year Change in Price  
Foreclosures

### Median Sales Price

■ 2018 ■ 2019 ■ 2020 ■ 2021





# New Construction Review

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

**Nov '19**

**1,029**

Peak of  
New Construction Inventory

Drop in New Construction  
Inventory from Peak

## New Construction Homes for Sale



## Top Areas: New Construction Market Share in 2021

16-County Twin Cities Region	9.2%
Dayton	72.1%
Carver	61.7%
Newport	51.8%
Lake Elmo	50.0%
Otsego	46.1%
Rockford	40.5%
Saint Michael	37.9%
Minnetrista	37.7%
Corcoran	36.9%
Hanover	33.7%
Columbus	33.3%
Delano	31.1%
Lonsdale	30.6%
Hugo	28.9%
Rogers	28.9%
Watertown	27.7%
Cottage Grove	27.3%
North Branch	26.9%
Montgomery	25.6%
Lakeville	25.5%
New Richmond	25.1%
Oak Grove	23.8%
Cambridge	22.8%
Albertville	22.5%
Victoria	22.3%

**3.3**

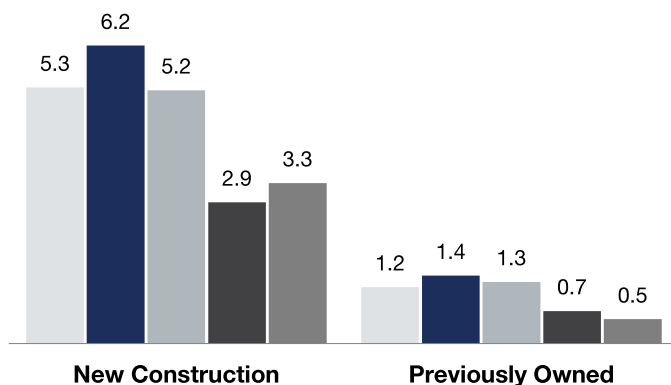
**0.5**

Year-End Months Supply  
New Construction

Year-End Months Supply  
Previously Owned

## Months Supply of Inventory

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



**101.1%**

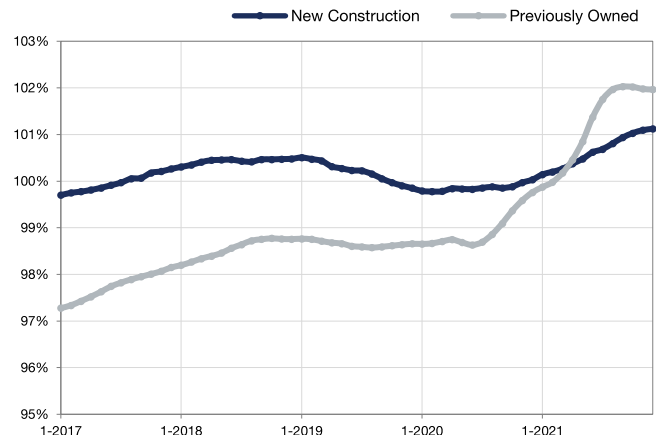
**102.0%**

Pct. of Orig. Price Received  
New Construction

Pct. of Orig. Price Received  
Previously Owned

## Percent of Original List Price Received

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



# Showings Review

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

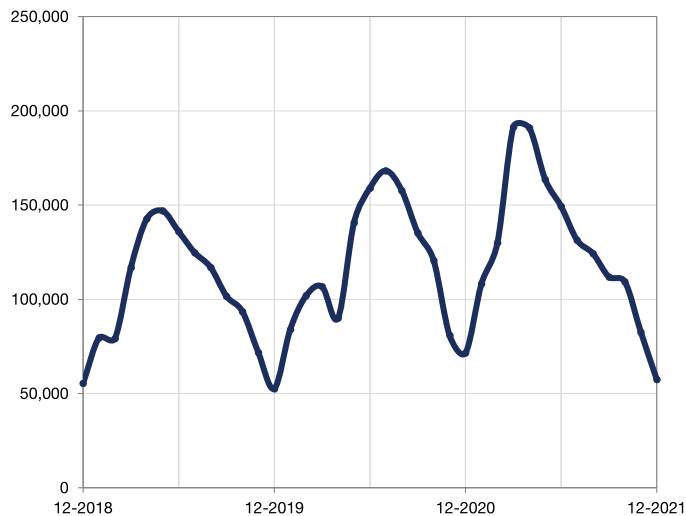
## 17

Median Number of Showings  
Before Pending

## + 6.3%

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
Woodbury	32,229
Plymouth	34,429
Maple Grove	31,382
Lakeville	23,147
Blaine	26,939
Bloomington	32,852
Brooklyn Park	38,782
Eden Prairie	27,609

### 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

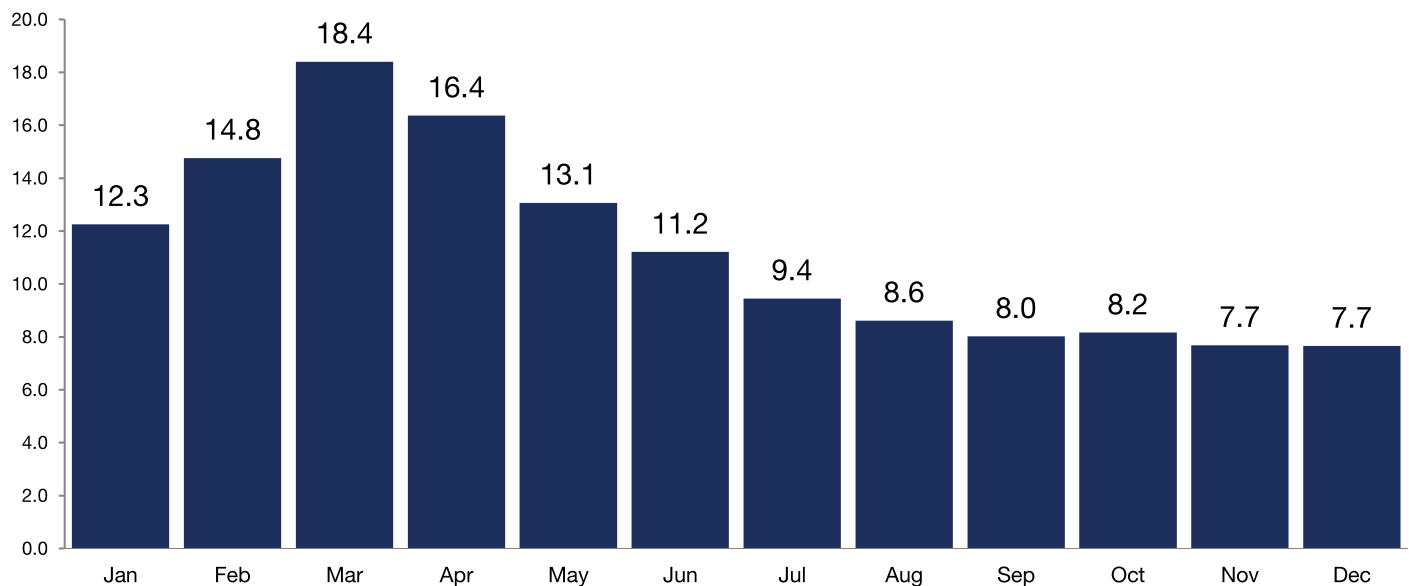
## 1,550,444

Total Showings in 2021

## March '21

Peak Total Showing Activity Month

## 2021 Monthly Showings per Listing



## 2021 Annual Housing Market Report – Twin Cities Metro

# Area Overview – Around the Metro

	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
<b>16-County Twin Cities Region</b>	<b>66,319</b>	<b>+ 2.8%</b>	<b>9.2%</b>	<b>24.3%</b>	<b>0.6%</b>	<b>7.0</b>	<b>28</b>	<b>101.9%</b>
<b>13-County Twin Cities Region</b>	<b>65,133</b>	<b>+ 2.9%</b>	<b>9.2%</b>	<b>24.6%</b>	<b>0.6%</b>	<b>7.1</b>	<b>28</b>	<b>101.9%</b>
Afton	31	- 41.5%	6.5%	0.0%	0.0%	3.7	19	102.5%
Albertville	173	+ 1.8%	22.5%	34.7%	0.0%	5.1	24	102.7%
Andover	624	+ 1.1%	19.4%	9.9%	0.5%	6.6	19	102.7%
Annandale	144	- 4.0%	9.0%	2.1%	0.0%	3.9	30	100.1%
Anoka	284	+ 1.1%	7.4%	18.3%	1.4%	8.6	18	103.6%
Apple Valley	1,015	+ 3.3%	0.6%	48.8%	1.2%	10.2	16	103.4%
Arden Hills	110	+ 15.8%	0.9%	26.4%	0.0%	10.1	17	102.3%
Arlington	47	- 23.0%	2.1%	2.1%	0.0%	3.7	28	100.1%
Bayport	47	- 38.2%	19.1%	12.8%	2.1%	2.9	20	102.6%
Becker	169	- 12.4%	8.3%	5.9%	1.2%	3.6	23	101.8%
Belle Plaine	147	- 14.5%	5.4%	2.7%	0.0%	3.9	31	101.9%
Bethel	14	0.0%	14.3%	0.0%	7.1%	--	24	101.3%
Big Lake	484	+ 1.5%	21.1%	1.7%	0.4%	4.5	22	102.2%
Birchwood Village	12	+ 20.0%	0.0%	0.0%	0.0%	5.1	26	98.0%
Blaine	1,312	- 4.0%	13.3%	31.4%	0.7%	7.5	22	103.0%
Bloomington	1,424	+ 17.6%	0.3%	28.3%	0.4%	10.4	23	102.0%
Bloomington – East	457	+ 26.6%	0.4%	20.4%	0.4%	12.3	29	102.2%
Bloomington – West	968	+ 13.9%	0.2%	32.1%	0.4%	9.7	20	101.9%
Brainerd MSA	2,250	- 11.8%	5.6%	5.7%	0.9%	2.2	43	99.8%
Brooklyn Center	525	+ 9.8%	1.1%	11.8%	0.8%	16.6	18	103.5%
Brooklyn Park	1,355	- 1.1%	2.7%	30.8%	0.7%	10.8	18	102.9%
Buffalo	391	- 8.2%	13.8%	9.7%	1.3%	5.3	24	102.3%
Burnsville	1,076	+ 1.8%	0.6%	40.5%	0.4%	10.2	18	102.5%
Cambridge	408	+ 21.1%	22.8%	13.2%	0.2%	4.5	21	102.6%
Cannon Falls	101	+ 17.4%	4.0%	7.9%	1.0%	3.3	44	99.3%
Carver	235	+ 10.8%	61.7%	7.2%	0.4%	3.2	31	101.0%
Centerville	89	+ 2.3%	16.9%	24.7%	0.0%	8.5	26	102.0%
Champlin	398	- 12.9%	4.0%	20.9%	0.5%	7.6	16	104.0%
Chanhassen	558	+ 7.3%	7.9%	33.2%	0.2%	5.2	25	101.9%
Chaska	521	- 6.5%	10.7%	31.7%	0.4%	5.7	20	102.4%
Chisago	126	- 7.4%	17.5%	15.9%	0.0%	3.4	36	102.8%
Circle Pines	111	- 2.6%	0.0%	38.7%	0.0%	10.0	14	103.8%
Clear Lake	118	- 7.8%	5.1%	0.0%	0.0%	3.7	33	101.5%
Clearwater	83	- 8.8%	8.4%	4.8%	1.2%	4.2	39	99.2%
Cleveland	11	- 21.4%	0.0%	0.0%	9.1%	2.2	34	100.0%
Coates	0	--	0.0%	0.0%	0.0%	2.0	0	0.0%
Cokato	86	- 10.4%	1.2%	0.0%	1.2%	2.0	21	99.1%
Cologne	51	- 21.5%	3.9%	7.8%	0.0%	3.7	27	102.2%
Columbia Heights	420	+ 27.3%	0.2%	16.9%	1.4%	13.3	19	102.8%
Columbus	60	- 4.8%	33.3%	10.0%	1.7%	4.1	38	101.6%
Coon Rapids	1,165	- 3.8%	2.4%	27.6%	0.9%	12.3	16	104.4%
Corcoran	122	- 27.8%	36.9%	0.8%	0.0%	3.5	33	100.7%
Cottage Grove	831	+ 2.3%	27.3%	25.5%	0.2%	6.9	22	102.9%
Crystal	505	+ 15.6%	0.8%	3.2%	0.4%	15.5	18	103.9%

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	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Dayton	355	+ 8.6%	72.1%	4.2%	0.0%	2.8	35	100.5%
Deephaven	63	- 30.0%	1.6%	6.3%	1.6%	3.7	58	98.1%
Delano	225	+ 17.8%	31.1%	8.9%	0.4%	3.2	36	101.8%
Dellwood	23	+ 53.3%	0.0%	0.0%	0.0%	2.7	17	102.6%
Eagan	1,102	+ 13.7%	1.1%	39.6%	0.4%	10.2	19	102.6%
East Bethel	201	+ 11.7%	17.9%	0.5%	0.0%	7.0	23	103.6%
Eden Prairie	1,233	+ 17.2%	1.3%	39.2%	0.6%	7.3	25	101.8%
Edina	1,136	+ 12.1%	4.4%	32.3%	0.4%	5.6	51	98.8%
Elk River	617	+ 0.7%	13.6%	19.1%	1.3%	5.7	21	102.5%
Elko New Market	146	+ 12.3%	17.1%	17.1%	0.0%	3.9	26	101.9%
Excelsior	44	+ 4.8%	2.3%	18.2%	0.0%	3.7	54	97.6%
Falcon Heights	64	+ 30.6%	0.0%	18.8%	0.0%	7.9	41	102.1%
Faribault	410	- 0.5%	1.7%	5.4%	1.2%	4.2	23	100.9%
Farmington	692	+ 14.6%	11.3%	24.0%	0.7%	7.0	21	102.7%
Forest Lake	376	- 13.4%	5.1%	29.0%	1.1%	5.1	29	102.1%
Fridley	467	+ 2.4%	3.6%	18.0%	0.2%	13.6	16	103.7%
Gaylord	38	+ 22.6%	0.0%	0.0%	0.0%	2.9	33	98.4%
Gem Lake	7	- 41.7%	14.3%	0.0%	0.0%	4.6	34	100.6%
Golden Valley	422	- 0.9%	0.7%	19.2%	0.5%	9.0	24	101.7%
Grant	44	- 13.7%	6.8%	0.0%	2.3%	4.3	33	101.2%
Greenfield	45	- 18.2%	17.8%	22.2%	2.2%	2.8	38	101.3%
Greenwood	19	+ 137.5%	0.0%	15.8%	0.0%	3.7	21	99.0%
Ham Lake	216	- 3.6%	11.6%	5.6%	1.4%	6.3	26	102.2%
Hamburg	11	+ 10.0%	27.3%	0.0%	0.0%	2.6	59	98.8%
Hammond	63	- 8.7%	22.2%	4.8%	0.0%	3.1	50	102.3%
Hampton	19	- 5.0%	0.0%	5.3%	0.0%	4.2	20	100.3%
Hanover	83	+ 9.2%	33.7%	10.8%	1.2%	3.9	20	101.4%
Hastings	434	+ 2.1%	1.4%	30.2%	0.7%	5.3	20	101.9%
Hilltop	0	--	0.0%	0.0%	0.0%	7.0	0	0.0%
Hopkins	241	+ 13.7%	0.8%	51.5%	0.8%	10.2	25	100.2%
Hudson	541	+ 0.9%	12.6%	20.0%	0.6%	4.0	43	101.9%
Hugo	471	+ 8.5%	28.9%	38.0%	0.4%	4.5	25	101.7%
Hutchinson	317	- 1.9%	6.0%	7.9%	1.6%	4.6	21	100.7%
Independence	65	+ 4.8%	9.2%	0.0%	4.6%	3.7	38	99.5%
Inver Grove Heights	545	+ 9.2%	2.0%	43.1%	0.4%	6.7	23	102.3%
Isanti	310	+ 3.3%	20.6%	13.9%	0.3%	5.2	24	102.3%
Jordan	129	- 20.9%	10.9%	7.0%	0.0%	4.3	32	101.4%
Lake Elmo	332	- 1.8%	50.0%	19.9%	0.0%	2.7	41	100.8%
Lake Minnetonka Area	1,160	- 4.1%	12.6%	16.5%	0.3%	4.0	47	99.6%
Lake St. Croix Beach	20	+ 81.8%	0.0%	0.0%	5.0%	7.4	27	100.1%
Lakeland	27	+ 12.5%	0.0%	0.0%	0.0%	5.0	20	102.4%
Lakeland Shores	2	- 33.3%	0.0%	0.0%	0.0%	2.2	4	104.5%
Lakeville	1,666	+ 3.9%	25.5%	21.5%	0.3%	5.2	24	102.4%
Lauderdale	32	+ 14.3%	3.1%	46.9%	0.0%	11.5	16	102.9%
Le Center	45	+ 25.0%	4.4%	2.2%	0.0%	2.3	28	99.0%
Lexington	16	+ 6.7%	0.0%	0.0%	0.0%	14.3	19	101.6%



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# Area Overview – Around the Metro

	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Lilydale	16	- 38.5%	0.0%	100.0%	0.0%	5.3	28	101.2%
Lindstrom	157	+ 5.4%	7.6%	7.0%	1.3%	4.5	37	100.8%
Lino Lakes	406	- 0.5%	20.9%	23.9%	0.2%	5.1	20	102.4%
Little Canada	136	+ 13.3%	0.7%	42.6%	0.7%	8.5	21	101.7%
Long Lake	31	- 13.9%	9.7%	19.4%	0.0%	4.3	22	102.0%
Lonsdale	173	+ 20.1%	30.6%	4.6%	0.6%	3.1	59	102.1%
Loretto	22	+ 69.2%	4.5%	9.1%	0.0%	4.1	21	101.3%
Mahtomedi	113	- 16.9%	2.7%	12.4%	0.0%	5.9	22	102.2%
Maple Grove	1,550	- 1.4%	5.7%	39.4%	0.2%	7.1	17	103.0%
Maple Lake	81	- 6.9%	12.3%	11.1%	0.0%	4.2	33	102.7%
Maple Plain	30	+ 11.1%	0.0%	0.0%	0.0%	3.4	27	104.1%
Maplewood	665	+ 7.6%	1.7%	28.4%	1.2%	11.6	22	102.7%
Marine on St. Croix	28	0.0%	0.0%	3.6%	0.0%	3.5	43	99.8%
Mayer	48	- 38.5%	20.8%	12.5%	0.0%	2.2	63	103.3%
Medicine Lake	2	- 50.0%	0.0%	0.0%	0.0%	4.0	32	98.5%
Medina	149	- 10.2%	10.1%	15.4%	0.7%	2.7	58	98.9%
Mendota	1	- 66.7%	0.0%	0.0%	0.0%	5.0	20	98.3%
Mendota Heights	192	+ 15.0%	2.1%	29.7%	1.0%	5.9	36	100.8%
Miesville	0	--	0.0%	0.0%	0.0%	8.3	0	0.0%
Milaca	151	- 1.9%	5.3%	5.3%	0.0%	3.3	39	100.4%
Minneapolis - (Citywide)	6,651	+ 12.1%	1.0%	24.5%	0.6%	9.9	41	100.2%
Minneapolis - Calhoun-Isle	584	+ 30.4%	0.7%	50.2%	0.3%	12.8	73	97.1%
Minneapolis - Camden	756	+ 13.2%	0.8%	1.9%	1.1%	6.0	26	101.7%
Minneapolis - Central	702	+ 24.5%	2.4%	99.9%	0.9%	15.9	97	95.9%
Minneapolis - Longfellow	484	+ 15.2%	1.2%	2.9%	0.6%	12.0	23	102.6%
Minneapolis - Near North	396	+ 8.8%	3.8%	7.8%	1.5%	13.1	34	100.0%
Minneapolis - Nokomis	958	+ 1.1%	0.4%	3.8%	0.5%	13.6	23	102.1%
Minneapolis - Northeast	576	+ 2.5%	0.0%	7.8%	0.5%	9.5	23	101.7%
Minneapolis - Phillips	103	+ 17.0%	1.0%	51.5%	1.9%	12.4	60	97.8%
Minneapolis - Powderhorn	690	+ 14.8%	0.3%	22.2%	0.4%	8.5	33	100.9%
Minneapolis - Southwest	1,120	+ 7.1%	1.1%	7.6%	0.2%	6.7	33	100.4%
Minneapolis - University	257	+ 21.8%	0.0%	71.2%	0.4%	7.8	57	97.5%
Minnetonka	1,057	+ 5.7%	2.1%	39.9%	0.5%	3.1	34	101.1%
Minnetonka Beach	21	+ 133.3%	0.0%	0.0%	0.0%	3.1	64	95.7%
Minnetrista	265	+ 20.5%	37.7%	14.3%	0.0%	5.1	43	100.3%
Montgomery	121	+ 9.0%	25.6%	11.6%	3.3%	3.3	52	101.6%
Monticello	365	+ 4.6%	14.8%	23.8%	0.8%	5.1	21	102.4%
Montrose	136	+ 4.6%	18.4%	13.2%	0.0%	3.2	29	101.9%
Mora	174	+ 1.2%	3.4%	2.9%	0.6%	2.9	31	101.0%
Mound	244	- 2.8%	0.8%	17.6%	0.8%	6.4	25	101.8%
Mounds View	140	+ 6.1%	0.0%	11.4%	0.7%	9.3	16	103.6%
New Brighton	333	+ 20.7%	11.1%	35.1%	0.6%	12.7	20	102.0%
New Germany	8	- 50.0%	0.0%	0.0%	0.0%	4.4	35	103.0%
New Hope	370	+ 14.9%	2.2%	13.2%	0.5%	12.0	21	103.4%
New Prague	239	- 3.6%	8.8%	15.5%	0.0%	3.6	32	101.4%
New Richmond	403	+ 9.8%	25.1%	9.9%	0.7%	3.1	50	101.2%

## 2021 Annual Housing Market Report – Twin Cities Metro

# Area Overview – Around the Metro



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New Trier	5	+ 400.0%	0.0%	0.0%	0.0%	27.5	18	100.5%
Newport	112	+ 21.7%	51.8%	3.6%	1.8%	9.1	13	101.0%
North Branch	338	+ 3.4%	26.9%	5.0%	0.6%	4.1	25	102.7%
North Oaks	88	- 26.1%	8.0%	14.8%	2.3%	3.0	70	99.2%
North Saint Paul	222	- 9.4%	16.2%	24.3%	0.5%	13.6	23	102.3%
Northfield	301	- 6.8%	3.7%	28.2%	0.3%	4.1	32	101.6%
Norwood Young America	77	- 20.6%	19.5%	9.1%	5.2%	2.1	67	101.3%
Nowthen	65	+ 35.4%	7.7%	0.0%	3.1%	6.8	30	99.5%
Oak Grove	160	+ 19.4%	23.8%	0.0%	0.0%	4.7	23	102.0%
Oak Park Heights	67	- 6.9%	9.0%	40.3%	1.5%	6.7	23	102.7%
Oakdale	511	+ 1.0%	0.8%	40.3%	1.0%	11.9	17	103.5%
Onamia	53	+ 3.9%	0.0%	1.9%	1.9%	1.5	60	96.8%
Orono	176	- 8.3%	6.3%	6.8%	0.0%	3.3	73	97.7%
Osseo	39	+ 34.5%	0.0%	0.0%	0.0%	8.3	11	102.7%
Otsego	674	+ 0.9%	46.1%	25.2%	0.1%	4.2	27	101.7%
Pine City	177	+ 24.6%	6.2%	4.5%	3.4%	3.6	30	99.9%
Pine Springs	4	- 20.0%	0.0%	0.0%	0.0%	7.7	27	101.4%
Plymouth	1,526	- 4.1%	8.2%	37.0%	0.3%	6.7	22	101.9%
Princeton	316	+ 1.6%	12.7%	7.3%	0.6%	3.9	27	101.5%
Prior Lake	673	- 8.8%	10.3%	26.2%	0.9%	4.7	31	101.2%
Ramsey	623	+ 1.6%	18.6%	30.2%	0.2%	6.1	21	102.7%
Randolph	9	- 18.2%	0.0%	0.0%	0.0%	10.8	35	98.6%
Red Wing	319	- 3.3%	3.8%	16.0%	0.6%	3.2	51	99.9%
Richfield	618	+ 13.2%	3.7%	14.4%	0.3%	13.6	19	102.8%
River Falls	297	+ 6.1%	10.4%	14.1%	0.0%	3.3	48	101.3%
Robbinsdale	331	+ 5.8%	0.9%	6.0%	0.3%	11.9	21	103.0%
Rockford	111	+ 9.9%	40.5%	21.6%	0.9%	4.8	29	101.8%
Rogers	284	+ 5.2%	28.9%	29.2%	0.7%	4.3	20	102.0%
Rosemount	562	- 5.2%	17.3%	37.2%	0.5%	5.7	27	102.0%
Roseville	573	+ 6.3%	6.5%	31.1%	0.5%	9.6	24	102.1%
Rush City	86	- 3.4%	15.1%	4.7%	0.0%	3.3	26	102.0%
Saint Anthony	144	+ 41.2%	0.0%	32.6%	0.0%	8.2	25	100.6%
Saint Bonifacius	33	- 41.1%	3.0%	27.3%	0.0%	7.0	16	102.1%
Saint Cloud MSA	2,925	+ 1.2%	4.6%	4.5%	1.0%	3.9	32	100.4%
Saint Francis	198	+ 2.6%	18.7%	21.7%	0.5%	4.2	28	102.6%
Saint Louis Park	1,093	+ 4.5%	0.6%	28.4%	0.4%	10.3	25	100.7%
Saint Mary's Point	8	+ 14.3%	0.0%	0.0%	0.0%	7.5	24	99.5%
Saint Michael	499	+ 18.8%	37.9%	21.8%	0.4%	5.2	26	102.0%
Saint Paul	4,283	+ 4.7%	0.7%	16.4%	0.8%	11.2	33	101.5%
Saint Paul - Battle Creek / Highwood	288	0.0%	0.0%	9.7%	1.4%	13.8	19	103.2%
Saint Paul - Como Park	255	- 5.9%	0.4%	6.7%	0.0%	10.8	20	103.3%
Saint Paul - Dayton's Bluff	263	+ 11.9%	1.5%	3.8%	1.1%	13.9	29	102.3%
Saint Paul - Downtown	185	+ 35.0%	0.0%	100.0%	0.0%	5.6	115	95.7%
Saint Paul - Greater East Side	481	+ 4.3%	0.6%	2.5%	1.5%	15.6	22	103.3%
Saint Paul - Hamline-Midway	180	- 14.7%	0.6%	0.6%	0.6%	15.0	16	104.0%
Saint Paul - Highland Park	375	+ 6.8%	0.8%	12.3%	0.3%	7.9	32	101.0%

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Saint Paul - Merriam Park / Lexington-Hamline	200	+ 23.5%	1.0%	2.5%	1.5%	9.0	33	100.7%
Saint Paul - Macalester-Groveland	380	+ 13.4%	0.0%	8.7%	0.8%	9.9	27	101.3%
Saint Paul - North End	255	- 6.9%	1.6%	8.6%	0.8%	14.4	30	101.2%
Saint Paul - Payne-Phalen	396	- 4.8%	1.8%	1.3%	0.8%	13.7	27	101.9%
Saint Paul - St. Anthony Park	109	+ 62.7%	0.0%	45.9%	0.9%	7.8	39	99.4%
Saint Paul - Summit Hill	113	- 10.3%	1.8%	47.8%	0.9%	5.2	71	97.5%
Saint Paul - Summit-University	249	+ 18.0%	0.4%	56.2%	0.8%	8.0	54	97.8%
Saint Paul - Thomas-Dale (Frogtown)	152	+ 4.8%	0.0%	4.6%	0.7%	11.9	23	102.1%
Saint Paul - West Seventh	205	+ 12.6%	1.0%	31.7%	0.0%	11.5	39	101.5%
Saint Paul - West Side	184	- 9.4%	0.0%	10.9%	1.1%	13.4	28	103.2%
Saint Paul Park	95	0.0%	0.0%	12.6%	2.1%	7.8	18	104.9%
Savage	630	- 12.3%	8.4%	28.1%	0.6%	5.3	19	103.3%
Scandia	64	- 12.3%	1.6%	0.0%	1.6%	3.6	35	102.2%
Shakopee	826	- 3.1%	9.1%	38.1%	0.2%	6.7	20	102.9%
Shoreview	482	+ 7.1%	1.5%	40.2%	0.6%	10.2	20	103.0%
Shorewood	158	- 4.8%	14.6%	10.1%	0.6%	4.5	44	99.6%
Somerset	116	+ 5.5%	16.4%	11.2%	0.0%	2.6	63	101.6%
South Haven	60	- 15.5%	1.7%	0.0%	0.0%	2.9	45	99.0%
South Saint Paul	351	+ 3.5%	0.6%	4.6%	1.4%	10.6	17	103.4%
Spring Lake Park	103	+ 15.7%	3.9%	24.3%	0.0%	14.1	14	103.5%
Spring Park	21	+ 16.7%	0.0%	52.4%	0.0%	3.0	27	98.8%
Stacy	105	- 21.6%	3.8%	4.8%	1.0%	5.7	22	102.2%
Stillwater	499	+ 1.4%	6.0%	18.4%	0.8%	5.4	35	101.7%
Sunfish Lake	7	+ 16.7%	0.0%	0.0%	0.0%	2.3	171	96.8%
Tonka Bay	25	- 37.5%	4.0%	0.0%	0.0%	3.0	58	98.5%
Vadnais Heights	215	+ 1.9%	2.8%	52.1%	0.5%	9.2	19	103.1%
Vermillion	0	--	0.0%	0.0%	0.0%	11.7	0	0.0%
Victoria	265	- 13.1%	22.3%	32.1%	0.0%	3.2	29	101.2%
Waconia	273	- 3.2%	14.3%	19.0%	0.4%	4.3	17	102.6%
Watertown	141	+ 11.0%	27.7%	11.3%	0.7%	2.8	51	102.5%
Waterville	44	- 21.4%	0.0%	9.1%	2.3%	2.1	40	96.7%
Wayzata	92	- 17.9%	4.3%	53.3%	0.0%	10.5	81	96.0%
West Saint Paul	309	+ 13.6%	0.3%	16.2%	1.3%	10.5	23	102.5%
White Bear Lake	493	- 2.2%	0.2%	22.1%	1.6%	10.5	18	103.0%
Willernie	11	0.0%	9.1%	0.0%	0.0%	--	18	100.6%
Winthrop	30	+ 36.4%	0.0%	0.0%	0.0%	2.4	67	97.8%
Woodbury	1,663	- 2.7%	13.0%	40.1%	0.5%	6.4	25	102.3%
Woodland	12	0.0%	0.0%	0.0%	0.0%	4.2	129	97.1%
Wyoming	126	- 10.0%	5.6%	4.8%	0.8%	4.1	20	103.1%
Zimmerman	368	- 3.4%	16.0%	9.8%	0.8%	2.2	16	102.8%
Zumbrota	93	- 14.7%	16.1%	8.6%	0.0%	7.0	29	99.8%

# Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
<b>Minneapolis</b>	<b>6,651</b>	<b>+ 12.1%</b>	<b>1.0%</b>	<b>24.5%</b>	<b>0.6%</b>	<b>9.9</b>	<b>41</b>	<b>100.2%</b>
Armatage	133	- 4.3%	0.0%	0.0%	0.0%	10.0	29	100.8%
Audubon Park	105	+ 6.1%	0.0%	0.0%	1.0%	14.4	20	102.7%
Bancroft	77	- 1.3%	0.0%	14.3%	0.0%	12.1	26	101.8%
Beltrami	10	0.0%	0.0%	0.0%	0.0%	17.7	17	102.3%
Bottineau	20	- 9.1%	0.0%	25.0%	0.0%	11.1	17	103.1%
Bryant	50	+ 16.3%	0.0%	0.0%	2.0%	11.5	28	101.9%
Bryn Mawr	70	+ 20.7%	1.4%	4.3%	0.0%	7.6	23	99.9%
Cedar - Isles - Dean	71	+ 4.4%	2.8%	59.2%	0.0%	6.9	91	95.7%
Cedar-Riverside	30	+ 76.5%	0.0%	100.0%	0.0%	5.4	53	95.5%
Central	76	+ 76.7%	0.0%	7.9%	1.3%	10.6	34	102.1%
Cleveland	111	+ 32.1%	0.9%	0.0%	0.0%	13.7	23	103.6%
Columbia Park	51	+ 27.5%	0.0%	0.0%	0.0%	12.5	21	101.2%
Cooper	75	- 1.3%	0.0%	1.3%	0.0%	18.0	18	102.2%
Corcoran Neighborhood	58	+ 5.5%	0.0%	13.8%	0.0%	13.9	30	102.7%
Diamond Lake	136	+ 3.0%	0.7%	0.7%	0.7%	8.8	23	101.4%
Downtown East – Mpls	119	+ 4.4%	11.8%	100.0%	0.0%	4.8	102	96.1%
Downtown West – Mpls	148	+ 33.3%	0.0%	100.0%	1.4%	5.9	111	95.5%
East Calhoun (ECCO)	61	+ 96.8%	0.0%	41.0%	0.0%	8.8	80	96.1%
East Harriet	53	- 24.3%	0.0%	34.0%	0.0%	8.9	53	101.9%
East Isles	72	+ 44.0%	0.0%	63.9%	0.0%	5.0	78	96.3%
East Phillips	36	+ 44.0%	2.8%	36.1%	0.0%	12.4	46	99.3%
Elliot Park	83	+ 16.9%	0.0%	100.0%	1.2%	5.6	113	95.6%
Ericsson	64	- 1.5%	1.6%	0.0%	0.0%	12.8	19	104.7%
Field	85	+ 32.8%	0.0%	0.0%	0.0%	12.1	29	101.3%
Folwell	137	+ 21.2%	2.2%	7.3%	1.5%	12.0	29	99.9%
Fulton	157	+ 28.7%	2.5%	0.6%	0.0%	7.1	33	99.7%
Hale	86	+ 3.6%	0.0%	0.0%	1.2%	10.3	20	102.7%
Harrison	15	- 16.7%	0.0%	0.0%	0.0%	11.2	23	99.5%
Hawthorne	55	+ 12.2%	3.6%	12.7%	3.6%	8.3	42	97.4%
Hiawatha	117	+ 15.8%	0.9%	1.7%	1.7%	16.3	24	101.2%
Holland	53	- 3.6%	0.0%	5.7%	0.0%	12.8	33	100.9%
Howe	159	+ 35.9%	1.9%	3.1%	0.6%	16.8	22	103.1%
Jordan Neighborhood	125	+ 4.2%	5.6%	0.0%	0.8%	12.6	31	101.6%
Keewaydin	85	+ 4.9%	0.0%	4.7%	0.0%	25.4	19	101.7%
Kenny	98	- 6.7%	2.0%	0.0%	0.0%	8.8	19	102.1%
Kenwood	36	+ 89.5%	0.0%	5.6%	0.0%	4.8	72	96.0%
Kenyon	58	+ 31.8%	10.3%	8.6%	0.0%	2.0	27	100.5%
King Field	147	+ 8.9%	0.0%	17.7%	0.0%	11.6	32	101.5%
Lind-Bohanon	134	+ 22.9%	0.0%	2.2%	0.0%	11.2	29	101.4%
Linden Hills	212	+ 9.8%	2.8%	17.5%	0.5%	6.5	47	98.1%
Logan Park	16	- 27.3%	0.0%	43.8%	0.0%	11.4	19	104.0%
Longfellow	76	0.0%	2.6%	0.0%	0.0%	16.5	25	104.3%



# Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Loring Park	94	+ 44.6%	0.0%	100.0%	3.2%	6.2	134	93.1%
Lowry Hill	102	+ 43.7%	1.0%	55.9%	2.0%	5.4	95	96.1%
Lowry Hill East	62	+ 5.1%	0.0%	69.4%	0.0%	7.2	91	97.2%
Lyndale	65	+ 8.3%	0.0%	43.1%	0.0%	9.4	52	96.0%
Lynnhurst	131	- 3.0%	0.0%	0.0%	0.0%	7.3	25	100.7%
Marcy Holmes	47	+ 9.3%	0.0%	89.4%	0.0%	6.6	50	98.0%
Marshall Terrace	25	+ 127.3%	0.0%	0.0%	0.0%	12.1	25	100.7%
McKinley	67	+ 17.5%	0.0%	0.0%	1.5%	14.6	31	101.6%
Midtown Phillips	37	+ 27.6%	0.0%	54.1%	2.7%	9.8	60	97.3%
Minnehaha	105	- 2.8%	0.0%	18.1%	0.0%	14.8	23	102.7%
Morris Park	92	0.0%	1.1%	0.0%	1.1%	13.4	21	102.1%
Near North	43	- 6.5%	4.7%	11.6%	2.3%	8.6	33	99.1%
Nicollet Island - East Bank	72	+ 35.8%	0.0%	100.0%	1.4%	6.5	81	96.5%
North Loop	208	+ 40.5%	1.4%	100.0%	0.0%	7.3	67	97.4%
Northeast Park	7	0.0%	0.0%	14.3%	0.0%	12.5	29	100.2%
Northrop	104	- 1.9%	1.0%	0.0%	0.0%	16.1	19	103.5%
Page	47	+ 9.3%	0.0%	0.0%	0.0%	7.2	28	102.2%
Phillips West	11	- 35.3%	0.0%	72.7%	9.1%	8.7	80	99.0%
Powderhorn Park	96	+ 12.9%	0.0%	11.5%	0.0%	13.1	24	102.8%
Prospect Park – East River Road	60	+ 1.7%	0.0%	65.0%	0.0%	6.4	49	98.2%
Regina	55	- 20.3%	0.0%	21.8%	1.8%	18.8	25	99.8%
Seward	57	+ 14.0%	0.0%	10.5%	0.0%	9.6	27	102.2%
Sheridan	35	+ 66.7%	0.0%	2.9%	0.0%	--	22	101.1%
Shingle Creek	74	- 8.6%	0.0%	0.0%	0.0%	13.8	19	101.9%
South Uptown	61	+ 13.0%	0.0%	47.5%	0.0%	8.4	55	98.7%
Southeast Como	48	+ 23.1%	0.0%	0.0%	0.0%	10.3	41	98.9%
St. Anthony East	28	+ 3.7%	0.0%	42.9%	0.0%	14.1	33	99.6%
St. Anthony West	28	+ 64.7%	0.0%	46.4%	0.0%	7.5	24	99.7%
Standish	150	- 6.3%	1.3%	2.7%	0.0%	18.5	22	102.7%
Stevens Square – Loring Heights	50	- 9.1%	0.0%	98.0%	0.0%	8.0	75	96.6%
Sumner-Glenwood	21	+ 23.5%	0.0%	85.7%	0.0%	6.4	71	96.8%
Tangletown	102	+ 22.9%	0.0%	2.0%	0.0%	10.1	30	100.5%
University of Minnesota	0	--	0.0%	0.0%	0.0%		0	0.0%
Ventura Village	19	+ 11.8%	0.0%	63.2%	0.0%	6.3	79	95.0%
Victory	126	+ 10.5%	0.0%	0.0%	1.6%	10.9	24	102.2%
Waite Park	136	- 9.3%	0.0%	0.0%	1.5%	13.9	21	102.0%
Webber-Camden	107	- 2.7%	1.9%	0.9%	2.8%	14.7	30	101.8%
Wenonah	99	- 5.7%	0.0%	0.0%	1.0%	13.8	25	101.4%
West Calhoun	49	+ 28.9%	0.0%	93.9%	0.0%	8.9	62	98.3%
Whittier	118	+ 53.2%	0.0%	72.0%	0.8%	8.7	52	97.1%
Willard-Hay	137	+ 20.2%	2.9%	0.7%	1.5%	13.6	30	100.5%
Windom	87	+ 35.9%	0.0%	1.1%	1.1%	13.1	24	100.9%
Windom Park	62	- 23.5%	0.0%	4.8%	0.0%	14.9	24	101.5%

# Area Overview – Townships

	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Baytown Township	2	-71.4%	0.0%	0.0%	0.0%	2.9	23	99.0%
Belle Plaine Township	0	--	0.0%	0.0%	0.0%	2.0	0	0.0%
Benton Township	0	--	0.0%	0.0%	0.0%	2.8	0	0.0%
Blakeley Township	0	--	0.0%	0.0%	0.0%		0	0.0%
Camden Township	0	--	0.0%	0.0%	0.0%	--	0	0.0%
Castle Rock Township	0	--	0.0%	0.0%	0.0%	1.4	0	0.0%
Cedar Lake Township	14	-36.4%	7.1%	0.0%	0.0%	--	65	101.9%
Credit River Township	3	-83.3%	0.0%	0.0%	0.0%	2.8	78	104.5%
Dahlgren Township	1	--	0.0%	0.0%	0.0%	3.2	21	104.4%
Douglas Township	0	--	0.0%	0.0%	0.0%	4.1	0	0.0%
Empire Township	2	-66.7%	0.0%	50.0%	0.0%	3.6	63	100.8%
Eureka Township	9	-43.8%	0.0%	0.0%	0.0%	2.5	93	97.5%
Greenvale Township	0	--	0.0%	0.0%	0.0%	4.6	0	0.0%
Grey Cloud Island Township	0	--	0.0%	0.0%	0.0%		0	0.0%
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	0	--	0.0%	0.0%	0.0%		0	0.0%
Hollywood Township	0	--	0.0%	0.0%	0.0%	10.3	0	0.0%
Jackson Township	10	11.1%	0.0%	0.0%	0.0%		60	101.8%
Laketown Township	6	0.0%	0.0%	0.0%	0.0%	0.6	52	103.3%
Linwood Township	12	-57.1%	8.3%	0.0%	0.0%	2.6	11	100.8%
Louisville Township	0	--	0.0%	0.0%	0.0%	4.9	0	0.0%
Marshan Township	0	--	0.0%	0.0%	0.0%	6.8	0	0.0%
May Township	2	-71.4%	0.0%	0.0%	0.0%	2.8	151	93.2%
New Market Township	0	--	0.0%	0.0%	0.0%	3.3	0	0.0%
Nininger Township	0	--	0.0%	0.0%	0.0%	4.3	0	0.0%
Randolph Township	0	--	0.0%	0.0%	0.0%	3.6	0	0.0%
Ravenna Township	1	0.0%	0.0%	0.0%	0.0%	5.9	12	95.1%
San Francisco Township	0	--	0.0%	0.0%	0.0%	6.7	0	0.0%
Sand Creek Township	1	0.0%	0.0%	0.0%	0.0%	3.3	0	0.0%
Sciota Township	0	--	0.0%	0.0%	0.0%	2.6	0	0.0%
Spring Lake Township	5	-50.0%	40.0%	0.0%	0.0%	--	11	98.2%
St. Lawrence Township	0	--	0.0%	0.0%	0.0%	14.0	0	0.0%
Stillwater Township	3	-57.1%	0.0%	0.0%	0.0%	4.9	10	103.6%
Vermillion Township	1	--	0.0%	0.0%	0.0%	12.0	5	101.3%
Waconia Township	2	-33.3%	0.0%	0.0%	0.0%	4.8	3	99.0%
Waterford Township	0	--	0.0%	0.0%	0.0%	7.4	0	0.0%
Watertown Township	0	--	0.0%	0.0%	0.0%	2.7	0	0.0%
West Lakeland Township	23	-4.2%	26.1%	0.0%	0.0%	4.8	58	100.3%
White Bear Township	99	-27.7%	14.1%	31.3%	1.0%	2.5	24	103.1%
Young America Township	0	--	0.0%	0.0%	0.0%	3.5	0	0.0%

# Area Overview – Counties

	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	6,597	+ 0.8%	11.2%	21.7%	0.7%	8.2	20	103.1%
Carver County	2,198	- 3.3%	18.7%	24.4%	0.5%	4.2	28	102.0%
Chisago County	1,049	- 7.3%	15.6%	7.5%	0.8%	3.9	28	102.4%
Dakota County	8,002	+ 5.2%	8.1%	32.7%	0.6%	7.7	21	102.5%
Goodhue County	719	- 1.8%	7.4%	13.1%	0.7%	2.8	43	99.7%
Hennepin County	22,869	+ 6.7%	4.6%	26.6%	0.5%	8.2	31	101.3%
Isanti County	890	+ 5.6%	19.3%	11.2%	0.4%	4.9	23	102.5%
Kanabec County	250	- 5.7%	3.2%	2.0%	2.0%	3.0	39	100.8%
Le Sueur County	471	- 4.8%	11.9%	11.5%	1.7%	2.7	39	100.2%
Mille Lacs County	512	+ 0.8%	7.0%	7.0%	1.6%	2.7	38	99.6%
Ramsey County	7,974	+ 4.3%	2.4%	23.4%	0.8%	10.5	28	101.9%
Rice County	972	+ 2.1%	9.3%	11.6%	0.6%	3.9	33	101.2%
Scott County	2,730	- 8.3%	9.3%	26.4%	0.5%	5.0	25	102.3%
Sherburne County	1,955	- 2.8%	14.9%	9.4%	0.9%	4.5	22	102.3%
Sibley County	203	+ 4.1%	6.4%	1.0%	0.5%	2.9	46	98.5%
St. Croix County	1,718	+ 1.9%	15.8%	13.0%	0.6%	3.3	48	101.4%
Washington County	5,440	- 1.7%	16.5%	29.4%	0.7%	5.8	26	102.2%
Wright County	3,208	+ 1.3%	27.6%	16.8%	0.5%	4.2	28	101.8%

# Median Prices – Around the Metro

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
<b>16-County Twin Cities Region</b>	<b>\$246,000</b>	<b>\$265,000</b>	<b>\$280,000</b>	<b>\$305,000</b>	<b>\$339,900</b>	<b>+ 11.4%</b>	<b>+ 38.2%</b>
<b>13-County Twin Cities Region</b>	<b>\$247,800</b>	<b>\$265,000</b>	<b>\$282,000</b>	<b>\$307,000</b>	<b>\$340,000</b>	<b>+ 10.7%</b>	<b>+ 37.2%</b>
Afton	\$431,000	\$492,000	\$508,500	\$562,000	\$720,000	+ 28.1%	+ 67.1%
Albertville	\$239,900	\$255,300	\$259,350	\$314,950	\$320,000	+ 1.6%	+ 33.4%
Andover	\$290,000	\$305,000	\$336,250	\$363,917	\$416,987	+ 14.6%	+ 43.8%
Annandale	\$222,400	\$227,800	\$245,000	\$282,000	\$335,700	+ 19.0%	+ 50.9%
Anoka	\$206,500	\$230,000	\$235,000	\$257,000	\$300,000	+ 16.7%	+ 45.3%
Apple Valley	\$245,800	\$265,000	\$282,000	\$290,000	\$325,000	+ 12.1%	+ 32.2%
Arden Hills	\$301,000	\$361,000	\$339,000	\$362,000	\$375,000	+ 3.6%	+ 24.6%
Arlington	\$139,900	\$145,145	\$159,900	\$183,000	\$206,000	+ 12.6%	+ 47.2%
Bayport	\$300,000	\$429,500	\$422,400	\$425,113	\$430,000	+ 1.1%	+ 43.3%
Becker	\$211,450	\$219,900	\$249,900	\$260,000	\$312,500	+ 20.2%	+ 47.8%
Belle Plaine	\$225,000	\$242,300	\$255,000	\$279,000	\$310,000	+ 11.1%	+ 37.8%
Bethel	\$205,500	\$230,000	\$196,000	\$230,000	\$250,000	+ 8.7%	+ 21.7%
Big Lake	\$210,000	\$234,000	\$244,450	\$276,950	\$320,000	+ 15.5%	+ 52.4%
Birchwood Village	\$340,000	\$365,000	\$352,000	\$347,500	\$429,000	+ 23.5%	+ 26.2%
Blaine	\$242,500	\$265,000	\$280,000	\$302,500	\$340,000	+ 12.4%	+ 40.2%
Bloomington	\$250,000	\$260,000	\$279,900	\$299,500	\$325,000	+ 8.5%	+ 30.0%
Bloomington – East	\$231,950	\$242,000	\$259,950	\$277,000	\$310,000	+ 11.9%	+ 33.6%
Bloomington – West	\$264,750	\$279,777	\$301,000	\$315,250	\$340,000	+ 7.9%	+ 28.4%
Brainerd MSA	\$193,000	\$208,000	\$220,000	\$250,000	\$283,000	+ 13.2%	+ 46.6%
Brooklyn Center	\$186,125	\$204,000	\$220,000	\$240,000	\$264,000	+ 10.0%	+ 41.8%
Brooklyn Park	\$229,900	\$249,900	\$265,000	\$283,318	\$315,000	+ 11.2%	+ 37.0%
Buffalo	\$234,000	\$240,000	\$251,500	\$275,000	\$327,000	+ 18.9%	+ 39.7%
Burnsville	\$244,550	\$262,000	\$274,450	\$299,000	\$335,000	+ 12.0%	+ 37.0%
Cambridge	\$190,500	\$206,000	\$224,200	\$245,000	\$285,000	+ 16.3%	+ 49.6%
Cannon Falls	\$233,000	\$246,500	\$261,750	\$274,500	\$327,000	+ 19.1%	+ 40.3%
Carver	\$345,000	\$367,167	\$367,500	\$393,070	\$455,585	+ 15.9%	+ 32.1%
Centerville	\$243,000	\$263,250	\$273,000	\$300,950	\$330,000	+ 9.7%	+ 35.8%
Champlin	\$239,450	\$255,000	\$270,000	\$288,000	\$335,000	+ 16.3%	+ 39.9%
Chanhassen	\$346,000	\$357,500	\$390,110	\$410,000	\$500,000	+ 22.0%	+ 44.5%
Chaska	\$292,750	\$289,950	\$308,000	\$347,000	\$372,000	+ 7.2%	+ 27.1%
Chisago	\$255,000	\$283,800	\$290,000	\$331,000	\$394,900	+ 19.3%	+ 54.9%
Circle Pines	\$191,050	\$210,000	\$218,938	\$237,750	\$279,500	+ 17.6%	+ 46.3%
Clear Lake	\$214,900	\$215,500	\$250,950	\$262,100	\$309,450	+ 18.1%	+ 44.0%
Clearwater	\$180,000	\$213,875	\$209,000	\$248,485	\$284,150	+ 14.4%	+ 57.9%
Cleveland	\$319,000	\$189,000	\$184,950	\$413,000	\$320,000	- 22.5%	+ 0.3%
Coates	\$112,500	\$0	\$228,850	\$223,800	\$0	- 100.0%	- 100.0%
Cokato	\$158,500	\$158,700	\$200,000	\$182,500	\$200,000	+ 9.6%	+ 26.2%
Cologne	\$291,625	\$321,500	\$341,700	\$325,365	\$350,000	+ 7.6%	+ 20.0%
Columbia Heights	\$190,000	\$209,900	\$220,222	\$241,000	\$265,000	+ 10.0%	+ 39.5%
Columbus	\$277,500	\$365,500	\$369,900	\$400,000	\$490,000	+ 22.5%	+ 76.6%
Coon Rapids	\$204,250	\$227,000	\$235,000	\$256,950	\$290,000	+ 12.9%	+ 42.0%
Corcoran	\$431,200	\$439,243	\$474,153	\$500,000	\$570,953	+ 14.2%	+ 32.4%
Cottage Grove	\$250,000	\$262,500	\$290,000	\$315,000	\$355,000	+ 12.7%	+ 42.0%
Crystal	\$200,000	\$220,000	\$233,500	\$255,000	\$281,000	+ 10.2%	+ 40.5%

# Median Prices – Around the Metro

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Dayton	\$425,083	\$400,000	\$435,000	\$450,765	\$494,575	+ 9.7%	+ 16.3%
Deephaven	\$689,000	\$910,000	\$779,900	\$760,000	\$867,530	+ 14.1%	+ 25.9%
Delano	\$295,000	\$315,560	\$327,014	\$349,900	\$375,000	+ 7.2%	+ 27.1%
Dellwood	\$600,000	\$587,500	\$725,000	\$652,850	\$1,000,000	+ 53.2%	+ 66.7%
Eagan	\$267,250	\$280,000	\$305,000	\$320,000	\$350,000	+ 9.4%	+ 31.0%
East Bethel	\$253,250	\$269,900	\$287,250	\$335,500	\$369,786	+ 10.2%	+ 46.0%
Eden Prairie	\$329,500	\$337,000	\$359,750	\$380,000	\$425,000	+ 11.8%	+ 29.0%
Edina	\$460,000	\$450,000	\$472,900	\$520,000	\$577,000	+ 11.0%	+ 25.4%
Elk River	\$245,000	\$262,500	\$273,000	\$314,900	\$350,000	+ 11.1%	+ 42.9%
Elko New Market	\$300,000	\$329,900	\$325,000	\$355,000	\$411,950	+ 16.0%	+ 37.3%
Excelsior	\$529,500	\$605,000	\$600,000	\$794,597	\$650,000	- 18.2%	+ 22.8%
Falcon Heights	\$270,000	\$298,900	\$310,500	\$356,500	\$366,000	+ 2.7%	+ 35.6%
Faribault	\$175,000	\$177,370	\$190,500	\$215,000	\$240,000	+ 11.6%	+ 37.1%
Farmington	\$251,900	\$261,000	\$272,000	\$300,000	\$340,000	+ 13.3%	+ 35.0%
Forest Lake	\$250,500	\$269,900	\$305,000	\$303,750	\$338,100	+ 11.3%	+ 35.0%
Fridley	\$199,900	\$219,900	\$240,500	\$260,000	\$290,000	+ 11.5%	+ 45.1%
Gaylord	\$97,500	\$143,900	\$137,500	\$140,000	\$186,000	+ 32.9%	+ 90.8%
Gem Lake	\$617,500	\$500,000	\$626,889	\$565,000	\$540,000	- 4.4%	- 12.6%
Golden Valley	\$312,750	\$309,950	\$342,750	\$367,450	\$390,000	+ 6.1%	+ 24.7%
Grant	\$472,000	\$567,750	\$608,750	\$641,000	\$610,006	- 4.8%	+ 29.2%
Greenfield	\$395,250	\$350,000	\$420,000	\$529,900	\$510,000	- 3.8%	+ 29.0%
Greenwood	\$1,227,350	\$1,250,000	\$1,012,500	\$980,000	\$1,332,411	+ 36.0%	+ 8.6%
Ham Lake	\$329,900	\$358,200	\$374,500	\$417,000	\$437,000	+ 4.8%	+ 32.5%
Hamburg	\$197,750	\$149,900	\$181,000	\$216,000	\$250,700	+ 16.1%	+ 26.8%
Hammond	\$204,500	\$228,250	\$232,500	\$255,000	\$305,000	+ 19.6%	+ 49.1%
Hampton	\$87,000	\$112,950	\$100,000	\$296,000	\$325,000	+ 9.8%	+ 273.6%
Hanover	\$309,730	\$312,000	\$328,000	\$358,450	\$406,391	+ 13.4%	+ 31.2%
Hastings	\$205,000	\$225,000	\$244,000	\$260,000	\$295,000	+ 13.5%	+ 43.9%
Hilltop	\$71,250	\$79,000	\$91,250	\$0	\$0	--	- 100.0%
Hopkins	\$218,650	\$250,000	\$259,950	\$288,000	\$294,900	+ 2.4%	+ 34.9%
Hudson	\$294,361	\$297,250	\$336,000	\$363,000	\$395,900	+ 9.1%	+ 34.5%
Hugo	\$233,200	\$235,250	\$280,000	\$322,500	\$385,018	+ 19.4%	+ 65.1%
Hutchinson	\$161,000	\$170,000	\$181,000	\$200,000	\$235,000	+ 17.5%	+ 46.0%
Independence	\$460,000	\$561,000	\$552,000	\$680,000	\$775,000	+ 14.0%	+ 68.5%
Inver Grove Heights	\$230,000	\$255,000	\$265,250	\$270,000	\$305,000	+ 13.0%	+ 32.6%
Isanti	\$189,900	\$220,000	\$231,035	\$250,485	\$293,357	+ 17.1%	+ 54.5%
Jordan	\$265,880	\$285,727	\$300,550	\$335,000	\$367,100	+ 9.6%	+ 38.1%
Lake Elmo	\$432,500	\$473,439	\$468,619	\$495,250	\$550,852	+ 11.2%	+ 27.4%
Lake Minnetonka Area	\$450,000	\$499,061	\$488,250	\$503,500	\$619,422	+ 23.0%	+ 37.6%
Lake St. Croix Beach	\$182,500	\$225,075	\$233,750	\$250,000	\$289,950	+ 16.0%	+ 58.9%
Lakeland	\$276,500	\$271,000	\$298,500	\$315,600	\$322,450	+ 2.2%	+ 16.6%
Lakeland Shores	\$800,000	\$650,000	\$360,000	\$360,000	\$595,000	+ 65.3%	- 25.6%
Lakeville	\$325,000	\$356,500	\$370,999	\$397,000	\$440,000	+ 10.8%	+ 35.4%
Lauderdale	\$196,000	\$213,750	\$225,000	\$225,000	\$252,500	+ 12.2%	+ 28.8%
Le Center	\$136,000	\$153,000	\$150,500	\$177,450	\$210,000	+ 18.3%	+ 54.4%
Lexington	\$202,605	\$203,000	\$239,900	\$245,000	\$265,300	+ 8.3%	+ 30.9%



# Median Prices – Around the Metro

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Lilydale	\$292,750	\$275,000	\$342,500	\$389,900	\$336,850	- 13.6%	+ 15.1%
Lindstrom	\$225,000	\$236,330	\$271,997	\$293,150	\$335,000	+ 14.3%	+ 48.9%
Lino Lakes	\$304,500	\$305,521	\$310,000	\$352,000	\$400,000	+ 13.6%	+ 31.4%
Little Canada	\$248,750	\$262,250	\$265,000	\$272,500	\$326,000	+ 19.6%	+ 31.1%
Long Lake	\$336,250	\$382,500	\$349,900	\$337,500	\$405,000	+ 20.0%	+ 20.4%
Lonsdale	\$234,950	\$253,000	\$274,050	\$293,291	\$317,900	+ 8.4%	+ 35.3%
Loretto	\$290,000	\$257,600	\$266,500	\$376,750	\$395,000	+ 4.8%	+ 36.2%
Mahtomedi	\$328,500	\$345,000	\$370,000	\$400,000	\$427,250	+ 6.8%	+ 30.1%
Maple Grove	\$274,025	\$297,500	\$314,885	\$335,550	\$371,083	+ 10.6%	+ 35.4%
Maple Lake	\$195,000	\$205,000	\$233,337	\$257,000	\$268,318	+ 4.4%	+ 37.6%
Maple Plain	\$271,750	\$300,500	\$285,000	\$329,900	\$350,500	+ 6.2%	+ 29.0%
Maplewood	\$219,950	\$235,000	\$250,000	\$267,000	\$300,000	+ 12.4%	+ 36.4%
Marine on St. Croix	\$335,000	\$510,250	\$380,000	\$482,500	\$537,500	+ 11.4%	+ 60.4%
Mayer	\$239,000	\$266,950	\$276,610	\$289,900	\$320,000	+ 10.4%	+ 33.9%
Medicine Lake	\$677,500	\$0	\$760,000	\$750,000	\$762,500	+ 1.7%	+ 12.5%
Medina	\$640,000	\$675,000	\$616,560	\$675,373	\$800,500	+ 18.5%	+ 25.1%
Mendota	\$0	\$372,500	\$612,500	\$960,000	\$1,175,000	+ 22.4%	--
Mendota Heights	\$389,450	\$385,000	\$424,250	\$406,000	\$499,000	+ 22.9%	+ 28.1%
Miesville	\$217,500	\$122,000	\$0	\$296,000	\$0	- 100.0%	- 100.0%
Milaca	\$159,900	\$170,000	\$185,000	\$205,000	\$252,000	+ 22.9%	+ 57.6%
Minneapolis - (Citywide)	\$242,000	\$265,000	\$280,000	\$300,000	\$315,000	+ 5.0%	+ 30.2%
Minneapolis - Calhoun-Isle	\$340,000	\$362,500	\$360,000	\$389,500	\$440,000	+ 13.0%	+ 29.4%
Minneapolis - Camden	\$155,000	\$175,000	\$190,000	\$209,000	\$230,000	+ 10.0%	+ 48.4%
Minneapolis - Central	\$310,500	\$386,109	\$388,000	\$343,000	\$335,000	- 2.3%	+ 7.9%
Minneapolis - Longfellow	\$250,000	\$265,950	\$280,000	\$310,000	\$325,000	+ 4.8%	+ 30.0%
Minneapolis - Near North	\$155,000	\$171,000	\$189,900	\$216,500	\$235,000	+ 8.5%	+ 51.6%
Minneapolis - Nokomis	\$260,000	\$275,000	\$291,000	\$324,900	\$340,000	+ 4.6%	+ 30.8%
Minneapolis - Northeast	\$236,000	\$255,000	\$274,900	\$292,000	\$305,000	+ 4.5%	+ 29.2%
Minneapolis - Phillips	\$177,000	\$185,000	\$195,500	\$220,750	\$225,000	+ 1.9%	+ 27.1%
Minneapolis - Powderhorn	\$215,000	\$235,000	\$250,000	\$268,750	\$285,000	+ 6.0%	+ 32.6%
Minneapolis - Southwest	\$382,500	\$390,000	\$412,500	\$432,000	\$480,000	+ 11.1%	+ 25.5%
Minneapolis - University	\$243,500	\$277,200	\$275,000	\$298,992	\$310,000	+ 3.7%	+ 27.3%
Minnetonka	\$335,000	\$347,500	\$358,250	\$399,000	\$430,000	+ 7.8%	+ 28.4%
Minnetonka Beach	\$1,640,000	\$1,287,750	\$1,617,500	\$1,548,797	\$1,878,043	+ 21.3%	+ 14.5%
Minnetrista	\$458,000	\$492,460	\$498,004	\$490,598	\$606,250	+ 23.6%	+ 32.4%
Montgomery	\$159,233	\$187,500	\$186,500	\$231,800	\$254,380	+ 9.7%	+ 59.8%
Monticello	\$214,000	\$229,950	\$240,000	\$263,000	\$307,000	+ 16.7%	+ 43.5%
Montrose	\$203,000	\$217,700	\$225,000	\$247,000	\$275,250	+ 11.4%	+ 35.6%
Mora	\$143,150	\$160,000	\$160,000	\$191,250	\$230,000	+ 20.3%	+ 60.7%
Mound	\$249,950	\$247,500	\$264,900	\$300,000	\$339,950	+ 13.3%	+ 36.0%
Mounds View	\$223,000	\$252,500	\$249,950	\$268,650	\$300,000	+ 11.7%	+ 34.5%
New Brighton	\$245,000	\$260,000	\$277,500	\$309,000	\$335,778	+ 8.7%	+ 37.1%
New Germany	\$212,930	\$185,900	\$192,500	\$233,950	\$293,000	+ 25.2%	+ 37.6%
New Hope	\$225,000	\$244,000	\$259,900	\$292,250	\$320,000	+ 9.5%	+ 42.2%
New Prague	\$248,171	\$268,000	\$273,950	\$298,691	\$342,950	+ 14.8%	+ 38.2%
New Richmond	\$205,000	\$225,000	\$244,841	\$264,900	\$300,000	+ 13.3%	+ 46.3%

# Median Prices – Around the Metro

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
New Trier	\$205,088	\$69,100	\$239,900	\$135,000	\$290,000	+ 114.8%	+ 41.4%
Newport	\$203,500	\$260,000	\$290,000	\$311,000	\$430,000	+ 38.3%	+ 111.3%
North Branch	\$207,000	\$230,000	\$229,900	\$264,400	\$297,500	+ 12.5%	+ 43.7%
North Oaks	\$660,000	\$717,500	\$780,000	\$778,500	\$847,450	+ 8.9%	+ 28.4%
North Saint Paul	\$210,500	\$222,450	\$239,900	\$256,000	\$295,000	+ 15.2%	+ 40.1%
Northfield	\$243,500	\$258,000	\$264,450	\$281,950	\$324,900	+ 15.2%	+ 33.4%
Norwood Young America	\$214,450	\$220,000	\$222,450	\$230,000	\$267,450	+ 16.3%	+ 24.7%
Nowthen	\$329,900	\$352,750	\$394,500	\$391,500	\$438,500	+ 12.0%	+ 32.9%
Oak Grove	\$324,950	\$325,000	\$342,500	\$372,500	\$456,000	+ 22.4%	+ 40.3%
Oak Park Heights	\$235,000	\$240,000	\$243,000	\$277,750	\$314,950	+ 13.4%	+ 34.0%
Oakdale	\$211,250	\$225,000	\$234,000	\$257,500	\$295,250	+ 14.7%	+ 39.8%
Onamia	\$160,000	\$149,775	\$165,000	\$191,500	\$210,000	+ 9.7%	+ 31.3%
Orono	\$639,000	\$727,804	\$724,550	\$755,000	\$950,000	+ 25.8%	+ 48.7%
Osseo	\$205,000	\$215,000	\$250,000	\$257,900	\$299,000	+ 15.9%	+ 45.9%
Otsego	\$255,500	\$305,000	\$329,945	\$346,762	\$388,085	+ 11.9%	+ 51.9%
Pine City	\$149,963	\$149,500	\$189,000	\$207,000	\$221,000	+ 6.8%	+ 47.4%
Pine Springs	\$376,000	\$494,000	\$423,375	\$465,000	\$627,500	+ 34.9%	+ 66.9%
Plymouth	\$341,000	\$369,900	\$380,000	\$392,000	\$440,000	+ 12.2%	+ 29.0%
Princeton	\$181,400	\$215,000	\$236,250	\$259,900	\$310,000	+ 19.3%	+ 70.9%
Prior Lake	\$296,000	\$325,000	\$360,849	\$399,500	\$450,000	+ 12.6%	+ 52.0%
Ramsey	\$239,900	\$262,500	\$274,900	\$300,496	\$343,900	+ 14.4%	+ 43.4%
Randolph	\$254,500	\$220,000	\$288,500	\$374,900	\$360,000	- 4.0%	+ 41.5%
Red Wing	\$168,000	\$184,000	\$191,250	\$215,000	\$253,000	+ 17.7%	+ 50.6%
Richfield	\$235,700	\$250,000	\$272,000	\$290,000	\$325,000	+ 12.1%	+ 37.9%
River Falls	\$230,000	\$237,500	\$247,200	\$289,923	\$325,000	+ 12.1%	+ 41.3%
Robbinsdale	\$205,000	\$223,200	\$240,000	\$264,000	\$280,000	+ 6.1%	+ 36.6%
Rockford	\$213,250	\$234,000	\$257,449	\$279,000	\$330,000	+ 18.3%	+ 54.7%
Rogers	\$315,000	\$330,000	\$331,900	\$360,900	\$430,000	+ 19.1%	+ 36.5%
Rosemount	\$273,450	\$293,000	\$310,000	\$336,500	\$375,000	+ 11.4%	+ 37.1%
Roseville	\$243,000	\$262,000	\$275,000	\$290,000	\$332,250	+ 14.6%	+ 36.7%
Rush City	\$172,000	\$184,500	\$213,000	\$229,000	\$272,000	+ 18.8%	+ 58.1%
Saint Anthony	\$269,000	\$285,000	\$287,000	\$330,000	\$365,000	+ 10.6%	+ 35.7%
Saint Bonifacius	\$243,500	\$255,000	\$280,000	\$299,450	\$335,000	+ 11.9%	+ 37.6%
Saint Cloud MSA	\$171,500	\$180,000	\$196,000	\$214,475	\$239,000	+ 11.4%	+ 39.4%
Saint Francis	\$210,350	\$232,900	\$249,900	\$255,000	\$301,000	+ 18.0%	+ 43.1%
Saint Louis Park	\$264,663	\$287,000	\$305,000	\$328,825	\$340,000	+ 3.4%	+ 28.5%
Saint Mary's Point	\$268,000	\$169,100	\$1,013,750	\$502,000	\$345,000	- 31.3%	+ 28.7%
Saint Michael	\$275,000	\$305,500	\$305,000	\$346,700	\$407,200	+ 17.5%	+ 48.1%
Saint Paul	\$193,000	\$212,000	\$225,000	\$240,000	\$264,000	+ 10.0%	+ 36.8%
Saint Paul - Battle Creek / Highwood	\$191,258	\$209,500	\$219,900	\$232,000	\$255,000	+ 9.9%	+ 33.3%
Saint Paul - Como Park	\$225,000	\$240,000	\$253,000	\$274,950	\$290,000	+ 5.5%	+ 28.9%
Saint Paul - Dayton's Bluff	\$155,000	\$174,450	\$175,000	\$200,000	\$220,000	+ 10.0%	+ 41.9%
Saint Paul - Downtown	\$179,500	\$193,250	\$205,900	\$210,000	\$191,500	- 8.8%	+ 6.7%
Saint Paul - Greater East Side	\$170,000	\$185,100	\$199,500	\$215,000	\$240,000	+ 11.6%	+ 41.2%
Saint Paul - Hamline-Midway	\$207,000	\$218,000	\$223,500	\$250,000	\$274,750	+ 9.9%	+ 32.7%
Saint Paul - Highland Park	\$315,000	\$325,000	\$334,450	\$371,500	\$397,750	+ 7.1%	+ 26.3%

# Median Prices – Around the Metro

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Saint Paul - Merriam Park / Lexington-Hamline	\$287,500	\$325,000	\$335,000	\$350,000	\$367,400	+ 5.0%	+ 27.8%
Saint Paul - Macalester-Groveland	\$324,000	\$351,000	\$354,950	\$362,900	\$400,000	+ 10.2%	+ 23.5%
Saint Paul - North End	\$149,900	\$160,000	\$173,950	\$190,000	\$215,000	+ 13.2%	+ 43.4%
Saint Paul - Payne-Phalen	\$165,000	\$179,900	\$201,250	\$211,000	\$230,000	+ 9.0%	+ 39.4%
Saint Paul - St. Anthony Park	\$250,000	\$280,900	\$302,950	\$320,000	\$325,000	+ 1.6%	+ 30.0%
Saint Paul - Summit Hill	\$391,750	\$418,000	\$454,950	\$418,750	\$432,000	+ 3.2%	+ 10.3%
Saint Paul - Summit-University	\$230,000	\$244,250	\$251,000	\$287,450	\$280,000	- 2.6%	+ 21.7%
Saint Paul - Thomas-Dale (Frogtown)	\$145,700	\$165,000	\$180,000	\$198,454	\$219,900	+ 10.8%	+ 50.9%
Saint Paul - West Seventh	\$210,000	\$229,930	\$230,000	\$249,850	\$285,000	+ 14.1%	+ 35.7%
Saint Paul - West Side	\$175,900	\$191,000	\$209,000	\$224,500	\$250,000	+ 11.4%	+ 42.1%
Saint Paul Park	\$193,000	\$215,000	\$231,633	\$250,000	\$279,000	+ 11.6%	+ 44.6%
Savage	\$289,900	\$315,000	\$323,500	\$347,000	\$390,000	+ 12.4%	+ 34.5%
Scandia	\$412,500	\$362,450	\$400,000	\$398,000	\$550,000	+ 38.2%	+ 33.3%
Shakopee	\$229,900	\$250,000	\$274,808	\$305,000	\$340,629	+ 11.7%	+ 48.2%
Shoreview	\$251,500	\$264,900	\$288,500	\$306,000	\$347,500	+ 13.6%	+ 38.2%
Shorewood	\$509,000	\$549,795	\$630,000	\$560,000	\$779,750	+ 39.2%	+ 53.2%
Somerset	\$218,075	\$230,000	\$235,000	\$260,000	\$300,000	+ 15.4%	+ 37.6%
South Haven	\$248,550	\$285,160	\$277,625	\$270,000	\$300,000	+ 11.1%	+ 20.7%
South Saint Paul	\$192,000	\$214,950	\$223,200	\$241,950	\$268,000	+ 10.8%	+ 39.6%
Spring Lake Park	\$198,000	\$221,000	\$225,500	\$252,150	\$280,000	+ 11.0%	+ 41.4%
Spring Park	\$433,550	\$315,000	\$471,450	\$377,500	\$627,000	+ 66.1%	+ 44.6%
Stacy	\$245,000	\$265,000	\$240,000	\$310,000	\$350,000	+ 12.9%	+ 42.9%
Stillwater	\$316,000	\$334,950	\$345,000	\$380,000	\$455,000	+ 19.7%	+ 44.0%
Sunfish Lake	\$921,500	\$738,750	\$1,125,000	\$1,212,500	\$1,700,000	+ 40.2%	+ 84.5%
Tonka Bay	\$526,393	\$861,862	\$680,000	\$910,350	\$1,144,500	+ 25.7%	+ 117.4%
Vadnais Heights	\$240,000	\$247,450	\$270,125	\$299,900	\$300,000	+ 0.0%	+ 25.0%
Vermillion	\$215,000	\$217,000	\$264,000	\$245,100	\$0	- 100.0%	- 100.0%
Victoria	\$439,900	\$439,000	\$459,845	\$488,370	\$526,250	+ 7.8%	+ 19.6%
Waconia	\$272,000	\$304,000	\$315,000	\$330,000	\$415,000	+ 25.8%	+ 52.6%
Watertown	\$241,713	\$263,756	\$268,250	\$290,632	\$315,000	+ 8.4%	+ 30.3%
Waterville	\$130,000	\$162,400	\$164,900	\$198,000	\$220,000	+ 11.1%	+ 69.2%
Wayzata	\$905,812	\$741,050	\$647,500	\$887,500	\$855,000	- 3.7%	- 5.6%
West Saint Paul	\$195,900	\$220,000	\$230,000	\$249,200	\$280,000	+ 12.4%	+ 42.9%
White Bear Lake	\$229,950	\$244,900	\$260,000	\$282,750	\$315,000	+ 11.4%	+ 37.0%
Willernie	\$215,000	\$229,585	\$209,000	\$255,000	\$244,967	- 3.9%	+ 13.9%
Winthrop	\$96,000	\$120,000	\$115,900	\$140,250	\$158,000	+ 12.7%	+ 64.6%
Woodbury	\$312,000	\$325,000	\$352,000	\$376,200	\$410,000	+ 9.0%	+ 31.4%
Woodland	\$1,222,500	\$1,300,000	\$1,175,000	\$1,052,500	\$1,301,250	+ 23.6%	+ 6.4%
Wyoming	\$254,200	\$280,000	\$305,000	\$310,000	\$354,500	+ 14.4%	+ 39.5%
Zimmerman	\$216,250	\$240,000	\$260,000	\$286,000	\$324,840	+ 13.6%	+ 50.2%
Zumbrota	\$199,950	\$210,000	\$226,450	\$237,750	\$272,000	+ 14.4%	+ 36.0%

# Median Prices – Minneapolis Neighborhoods

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
<b>Minneapolis</b>	<b>\$242,000</b>	<b>\$265,000</b>	<b>\$280,000</b>	<b>\$300,000</b>	<b>\$315,000</b>	<b>+ 5.0%</b>	<b>+ 30.2%</b>
Armatage	\$322,000	\$328,500	\$345,150	\$389,900	\$401,750	+ 3.0%	+ 24.8%
Audubon Park	\$242,250	\$262,000	\$285,000	\$315,000	\$313,000	- 0.6%	+ 29.2%
Bancroft	\$222,000	\$249,900	\$260,000	\$279,500	\$290,000	+ 3.8%	+ 30.6%
Beltrami	\$218,500	\$281,000	\$235,000	\$256,806	\$286,200	+ 11.4%	+ 31.0%
Bottineau	\$260,000	\$285,000	\$297,000	\$305,000	\$325,000	+ 6.6%	+ 25.0%
Bryant	\$232,250	\$265,000	\$275,000	\$294,500	\$312,500	+ 6.1%	+ 34.6%
Bryn Mawr	\$346,000	\$410,000	\$451,350	\$450,000	\$465,000	+ 3.3%	+ 34.4%
Cedar - Isles - Dean	\$548,500	\$422,200	\$420,000	\$437,500	\$467,500	+ 6.9%	- 14.8%
Cedar-Riverside	\$175,000	\$173,700	\$180,000	\$149,900	\$165,268	+ 10.3%	- 5.6%
Central	\$217,700	\$252,480	\$245,000	\$279,000	\$290,000	+ 3.9%	+ 33.2%
Cleveland	\$160,000	\$185,000	\$193,250	\$207,812	\$240,000	+ 15.5%	+ 50.0%
Columbia Park	\$222,550	\$229,700	\$236,000	\$257,000	\$277,000	+ 7.8%	+ 24.5%
Cooper	\$274,950	\$288,600	\$301,000	\$310,000	\$360,000	+ 16.1%	+ 30.9%
Corcoran Neighborhood	\$211,000	\$225,000	\$239,950	\$250,000	\$272,250	+ 8.9%	+ 29.0%
Diamond Lake	\$290,930	\$320,000	\$339,500	\$389,500	\$390,000	+ 0.1%	+ 34.1%
Downtown East – Mpls	\$560,000	\$544,353	\$550,899	\$589,950	\$589,000	- 0.2%	+ 5.2%
Downtown West – Mpls	\$244,350	\$262,000	\$274,450	\$259,950	\$251,250	- 3.3%	+ 2.8%
East Calhoun (ECCO)	\$427,500	\$327,000	\$517,317	\$545,000	\$575,000	+ 5.5%	+ 34.5%
East Harriet	\$365,000	\$327,500	\$366,000	\$417,450	\$404,000	- 3.2%	+ 10.7%
East Isles	\$507,544	\$370,000	\$364,850	\$390,000	\$375,000	- 3.8%	- 26.1%
East Phillips	\$177,500	\$185,000	\$184,350	\$220,000	\$219,500	- 0.2%	+ 23.7%
Elliot Park	\$337,450	\$319,900	\$380,000	\$310,000	\$300,000	- 3.2%	- 11.1%
Ericsson	\$265,000	\$297,500	\$285,000	\$321,000	\$350,000	+ 9.0%	+ 32.1%
Field	\$299,450	\$325,000	\$309,000	\$352,500	\$381,200	+ 8.1%	+ 27.3%
Folwell	\$126,000	\$158,950	\$167,500	\$195,700	\$207,500	+ 6.0%	+ 64.7%
Fulton	\$498,500	\$506,000	\$500,000	\$524,950	\$555,500	+ 5.8%	+ 11.4%
Hale	\$345,000	\$349,250	\$397,000	\$415,000	\$440,000	+ 6.0%	+ 27.5%
Harrison	\$175,250	\$210,000	\$197,900	\$234,000	\$245,000	+ 4.7%	+ 39.8%
Hawthorne	\$148,700	\$174,950	\$173,500	\$205,000	\$220,000	+ 7.3%	+ 47.9%
Hiawatha	\$246,500	\$270,000	\$286,750	\$315,000	\$312,450	- 0.8%	+ 26.8%
Holland	\$196,000	\$217,450	\$251,000	\$262,000	\$285,000	+ 8.8%	+ 45.4%
Howe	\$250,000	\$258,950	\$273,950	\$305,750	\$300,000	- 1.9%	+ 20.0%
Jordan Neighborhood	\$135,000	\$160,000	\$180,900	\$200,000	\$215,000	+ 7.5%	+ 59.3%
Keewaydin	\$271,900	\$273,750	\$320,900	\$349,000	\$332,590	- 4.7%	+ 22.3%
Kenny	\$308,000	\$352,500	\$348,250	\$375,000	\$410,000	+ 9.3%	+ 33.1%
Kenwood	\$920,000	\$925,000	\$920,000	\$1,080,000	\$1,105,000	+ 2.3%	+ 20.1%
Kenyon	\$154,700	\$159,900	\$167,000	\$208,450	\$200,000	- 4.1%	+ 29.3%
King Field	\$288,900	\$315,550	\$337,890	\$340,000	\$370,000	+ 8.8%	+ 28.1%
Lind-Bohanon	\$153,075	\$175,000	\$187,000	\$205,000	\$232,000	+ 13.2%	+ 51.6%
Linden Hills	\$524,100	\$529,000	\$577,000	\$530,000	\$660,000	+ 24.5%	+ 25.9%
Logan Park	\$225,500	\$289,900	\$289,900	\$294,000	\$299,500	+ 1.9%	+ 32.8%
Longfellow	\$215,000	\$254,450	\$260,000	\$300,000	\$305,000	+ 1.7%	+ 41.9%

# Median Prices – Minneapolis Neighborhoods

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Loring Park	\$254,500	\$232,250	\$276,500	\$250,000	\$261,200	+ 4.5%	+ 2.6%
Lowry Hill	\$426,250	\$304,000	\$305,000	\$462,000	\$571,481	+ 23.7%	+ 34.1%
Lowry Hill East	\$271,400	\$318,000	\$298,250	\$300,000	\$305,750	+ 1.9%	+ 12.7%
Lyndale	\$195,000	\$218,950	\$268,500	\$236,500	\$255,000	+ 7.8%	+ 30.8%
Lynnhurst	\$539,450	\$549,000	\$536,000	\$585,000	\$625,000	+ 6.8%	+ 15.9%
Marcy Holmes	\$258,000	\$284,000	\$310,000	\$298,992	\$320,000	+ 7.0%	+ 24.0%
Marshall Terrace	\$214,000	\$204,000	\$244,375	\$255,000	\$280,000	+ 9.8%	+ 30.8%
McKinley	\$128,250	\$155,000	\$174,900	\$185,000	\$192,000	+ 3.8%	+ 49.7%
Midtown Phillips	\$173,759	\$195,000	\$207,000	\$229,900	\$247,000	+ 7.4%	+ 42.2%
Minnehaha	\$217,500	\$237,000	\$256,500	\$282,450	\$299,900	+ 6.2%	+ 37.9%
Morris Park	\$210,000	\$227,500	\$241,000	\$262,000	\$285,000	+ 8.8%	+ 35.7%
Near North	\$171,326	\$175,000	\$212,500	\$217,950	\$230,000	+ 5.5%	+ 34.2%
Nicollet Island - East Bank	\$385,000	\$380,000	\$320,750	\$499,900	\$370,000	- 26.0%	- 3.9%
North Loop	\$375,500	\$380,000	\$363,500	\$382,500	\$391,500	+ 2.4%	+ 4.3%
Northeast Park	\$237,000	\$225,000	\$262,300	\$267,800	\$345,000	+ 28.8%	+ 45.6%
Northrop	\$267,750	\$275,000	\$300,000	\$328,250	\$347,250	+ 5.8%	+ 29.7%
Page	\$410,000	\$419,950	\$400,000	\$447,000	\$487,500	+ 9.1%	+ 18.9%
Phillips West	\$211,500	\$201,755	\$164,950	\$245,000	\$240,000	- 2.0%	+ 13.5%
Powderhorn Park	\$213,450	\$216,000	\$235,000	\$263,052	\$272,000	+ 3.4%	+ 27.4%
Prospect Park – East River Road	\$257,000	\$331,000	\$299,000	\$341,000	\$360,000	+ 5.6%	+ 40.1%
Regina	\$240,000	\$234,250	\$260,500	\$300,000	\$265,000	- 11.7%	+ 10.4%
Seward	\$251,600	\$292,150	\$274,750	\$339,250	\$331,500	- 2.3%	+ 31.8%
Sheridan	\$241,250	\$275,000	\$252,500	\$316,000	\$300,000	- 5.1%	+ 24.4%
Shingle Creek	\$169,900	\$195,500	\$210,000	\$225,000	\$245,500	+ 9.1%	+ 44.5%
South Uptown	\$155,532	\$175,000	\$198,450	\$230,000	\$253,000	+ 10.0%	+ 62.7%
Southeast Como	\$227,944	\$250,500	\$245,000	\$260,000	\$307,500	+ 18.3%	+ 34.9%
St. Anthony East	\$202,500	\$255,000	\$305,000	\$315,000	\$307,500	- 2.4%	+ 51.9%
St. Anthony West	\$345,000	\$336,000	\$345,000	\$365,000	\$380,000	+ 4.1%	+ 10.1%
Standish	\$228,000	\$249,450	\$261,100	\$285,000	\$299,000	+ 4.9%	+ 31.1%
Stevens Square – Loring Heights	\$129,375	\$160,200	\$135,000	\$131,150	\$175,750	+ 34.0%	+ 35.8%
Sumner-Glenwood	\$285,000	\$289,000	\$342,500	\$345,000	\$302,500	- 12.3%	+ 6.1%
Tangletown	\$435,000	\$356,000	\$452,000	\$476,000	\$502,000	+ 5.5%	+ 15.4%
University of Minnesota	\$0	\$0	\$0	\$0	\$0	--	--
Ventura Village	\$196,000	\$167,500	\$215,000	\$154,500	\$190,450	+ 23.3%	- 2.8%
Victory	\$182,500	\$206,300	\$222,000	\$236,100	\$260,000	+ 10.1%	+ 42.5%
Waite Park	\$235,000	\$257,400	\$269,950	\$290,000	\$305,500	+ 5.3%	+ 30.0%
Webber-Camden	\$149,000	\$165,000	\$172,500	\$193,950	\$220,000	+ 13.4%	+ 47.7%
Wenonah	\$246,000	\$258,000	\$271,000	\$285,000	\$296,000	+ 3.9%	+ 20.3%
West Calhoun	\$227,500	\$190,000	\$190,875	\$195,000	\$279,900	+ 43.5%	+ 23.0%
Whittier	\$164,500	\$181,285	\$190,500	\$175,000	\$186,500	+ 6.6%	+ 13.4%
Willard-Hay	\$155,532	\$175,000	\$198,450	\$230,000	\$253,000	+ 10.0%	+ 62.7%
Windom	\$284,000	\$290,000	\$320,000	\$346,000	\$360,000	+ 4.0%	+ 26.8%
Windom Park	\$277,000	\$255,000	\$299,900	\$311,020	\$349,950	+ 12.5%	+ 26.3%



# Median Prices – Townships

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Baytown Township	\$725,000	\$645,000	\$653,500	\$685,000	\$730,000	+ 6.6%	+ 0.7%
Belle Plaine Township	\$390,000	\$420,000	\$370,000	\$475,500	\$0	- 100.0%	- 100.0%
Benton Township	\$257,000	\$300,750	\$0	\$0	\$0	--	- 100.0%
Blakeley Township	\$122,500	\$0	\$512,400	\$0	\$0	--	- 100.0%
Camden Township	\$0	\$0	\$505,000	\$0	\$0	--	--
Castle Rock Township	\$417,450	\$337,000	\$275,000	\$487,000	\$0	- 100.0%	- 100.0%
Cedar Lake Township	\$296,750	\$419,200	\$430,000	\$297,550	\$650,000	+ 118.5%	+ 119.0%
Credit River Township	\$580,000	\$612,500	\$575,000	\$627,500	\$755,000	+ 20.3%	+ 30.2%
Dahlgren Township	\$381,500	\$349,950	\$460,418	\$0	\$615,000	--	+ 61.2%
Douglas Township	\$380,000	\$300,000	\$439,000	\$0	\$0	--	- 100.0%
Empire Township	\$275,000	\$352,365	\$365,925	\$205,500	\$342,500	+ 66.7%	+ 24.5%
Eureka Township	\$220,000	\$246,750	\$262,400	\$238,750	\$320,000	+ 34.0%	+ 45.5%
Greenvale Township	\$311,000	\$499,900	\$342,250	\$435,450	\$0	- 100.0%	- 100.0%
Grey Cloud Island Township	\$381,000	\$259,000	\$332,500	\$1,400,000	\$0	- 100.0%	- 100.0%
Hancock Township	\$0	\$407,500	\$0	\$320,000	\$0	- 100.0%	--
Hassan Township	\$0	\$0	\$0	\$0	\$0	--	--
Helena Township	\$295,000	\$480,000	\$435,000	\$615,000	\$0	- 100.0%	- 100.0%
Hollywood Township	\$320,000	\$0	\$0	\$0	\$0	--	- 100.0%
Jackson Township	\$170,000	\$112,500	\$164,900	\$185,000	\$173,500	- 6.2%	+ 2.1%
Laketown Township	\$206,000	\$245,000	\$285,500	\$225,000	\$218,500	- 2.9%	+ 6.1%
Linwood Township	\$294,200	\$299,900	\$289,900	\$369,950	\$387,950	+ 4.9%	+ 31.9%
Louisville Township	\$328,125	\$240,000	\$360,500	\$775,000	\$0	- 100.0%	- 100.0%
Marshan Township	\$479,889	\$318,650	\$370,000	\$402,450	\$0	- 100.0%	- 100.0%
May Township	\$540,000	\$420,000	\$492,500	\$472,500	\$564,500	+ 19.5%	+ 4.5%
New Market Township	\$329,000	\$419,000	\$450,000	\$570,000	\$0	- 100.0%	- 100.0%
Nininger Township	\$247,450	\$196,500	\$345,000	\$250,000	\$0	- 100.0%	- 100.0%
Randolph Township	\$359,000	\$385,950	\$377,950	\$0	\$0	--	- 100.0%
Ravenna Township	\$310,863	\$394,900	\$340,000	\$300,000	\$585,000	+ 95.0%	+ 88.2%
San Francisco Township	\$332,200	\$423,000	\$515,000	\$0	\$0	--	- 100.0%
Sand Creek Township	\$397,200	\$0	\$303,500	\$58,000	\$106,000	+ 82.8%	- 73.3%
Sciota Township	\$0	\$224,900	\$0	\$0	\$0	--	--
Spring Lake Township	\$437,500	\$511,250	\$492,500	\$525,000	\$740,000	+ 41.0%	+ 69.1%
St. Lawrence Township	\$458,000	\$426,000	\$652,850	\$0	\$0	--	- 100.0%
Stillwater Township	\$466,500	\$550,000	\$480,000	\$640,000	\$628,500	- 1.8%	+ 34.7%
Vermillion Township	\$419,000	\$326,000	\$480,000	\$0	\$567,000	--	+ 35.3%
Waconia Township	\$360,000	\$797,500	\$349,950	\$515,000	\$855,000	+ 66.0%	+ 137.5%
Waterford Township	\$197,500	\$0	\$315,248	\$0	\$0	--	- 100.0%
Watertown Township	\$282,450	\$448,875	\$681,000	\$725,000	\$0	- 100.0%	- 100.0%
West Lakeland Township	\$528,500	\$500,000	\$537,500	\$602,750	\$752,150	+ 24.8%	+ 42.3%
White Bear Township	\$269,500	\$295,000	\$300,000	\$335,000	\$405,000	+ 20.9%	+ 50.3%
Young America Township	\$355,000	\$0	\$426,250	\$0	\$0	--	- 100.0%

# Median Prices – Counties

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Anoka County	\$232,000	\$250,000	\$265,000	\$286,500	\$327,500	+ 14.3%	+ 41.2%
Carver County	\$311,650	\$321,431	\$340,000	\$362,330	\$415,000	+ 14.5%	+ 33.2%
Chisago County	\$229,900	\$249,950	\$255,000	\$280,000	\$324,000	+ 15.7%	+ 40.9%
Dakota County	\$252,500	\$269,900	\$288,500	\$310,950	\$347,000	+ 11.6%	+ 37.4%
Goodhue County	\$194,000	\$198,668	\$217,800	\$227,500	\$264,900	+ 16.4%	+ 36.5%
Hennepin County	\$263,500	\$283,000	\$300,000	\$325,000	\$350,000	+ 7.7%	+ 32.8%
Isanti County	\$195,000	\$217,000	\$229,000	\$249,900	\$289,000	+ 15.6%	+ 48.2%
Kanabec County	\$144,050	\$164,500	\$165,000	\$195,000	\$230,000	+ 17.9%	+ 59.7%
Le Sueur County	\$171,000	\$199,900	\$210,500	\$229,950	\$255,000	+ 10.9%	+ 49.1%
Mille Lacs County	\$160,500	\$175,000	\$187,500	\$210,000	\$245,000	+ 16.7%	+ 52.6%
Ramsey County	\$216,500	\$233,000	\$245,750	\$261,000	\$290,000	+ 11.1%	+ 33.9%
Rice County	\$216,830	\$224,000	\$245,000	\$262,000	\$298,500	+ 13.9%	+ 37.7%
Scott County	\$267,000	\$295,000	\$305,000	\$340,000	\$380,000	+ 11.8%	+ 42.3%
Sherburne County	\$223,950	\$242,000	\$256,900	\$285,000	\$330,000	+ 15.8%	+ 47.4%
Sibley County	\$132,000	\$155,500	\$155,000	\$168,000	\$200,000	+ 19.0%	+ 51.5%
St. Croix County	\$238,546	\$250,000	\$269,900	\$292,900	\$330,454	+ 12.8%	+ 38.5%
Washington County	\$278,500	\$300,000	\$325,000	\$347,250	\$385,000	+ 10.9%	+ 38.2%
Wright County	\$236,247	\$255,098	\$265,000	\$295,000	\$347,000	+ 17.6%	+ 46.9%

# 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	101,832	\$15.78	61,179	\$257,835
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	84,731	\$9.27	46,607	\$197,946
2010	83,498	\$8.24	38,989	\$209,602
2011	70,218	\$8.18	42,303	\$192,061
2012	67,177	\$10.45	49,598	\$209,198
2013	73,392	\$12.75	53,964	\$234,785
2014	75,000	\$12.72	50,406	\$251,015
2015	78,851	\$15.08	57,422	\$261,420
2016	77,902	\$16.73	61,078	\$273,089
2017	76,180	\$18.04	61,303	\$293,639
2018	76,002	\$18.55	59,295	\$312,079
2019	76,237	\$19.68	59,858	\$327,882
2020	76,377	\$22.84	64,517	\$353,455
2021	75,536	\$26.14	66,319	\$393,290

## 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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