

# HENNEPIN COUNTY

## MINNESOTA

**To:** City of Mound, Mayor and Council  
**From:** Shane Larsen, Residential Appraiser  
**Date:** March 9, 2021  
**Re:** 2021 Assessment and Open Book

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Though there is not to be an on-site Open Book meeting in Mound City Hall this year, the value of sharing market data with the council and staff remains. As before, I have prepared the following information for your use. There is market data, open book procedures, and sales photos with characteristics from a sample of sales throughout the city.

In place of the on-site Open Book meeting, a virtual Open Book process is being developed, with the days of Tuesday, April 27<sup>th</sup> and Thursday, April 29<sup>th</sup> set aside for taxpayers to meet virtually with an appraiser to discuss their valuation in much the same manner as would be done in person. Information on the process will be included with the 2021 Valuation and Classification notice for all our contract cities.

### **Annual Quintile, Sales, and New Construction Reviews**

Each year one-fifth of the properties in the city are reviewed and the records are updated. The focus of the 2021 quintile was single-family properties on Three Points and neighborhoods to the west and south of Harrison's Bay. This included both on and off-lake properties. Aerial imagery was utilized as a result of covid-19 safety protocols. In addition, all exempt property was viewed in this year's quintile. Please reference the map of our quintile area that displays the five-year review cycle, including the upcoming 2022 (pay 2023) assessment.

For this year's assessment all sales that sold between October 1, 2019 and September 30, 2020 in the city of Mound were reviewed and statistically analyzed.



### **Summary of the 2021 Assessment**

Each year the estimated market values are analyzed along with sales data from the market. A recalculation of land and building values were made to all property types. The results of the adjustments for the following property types are:

Residential	+ 2.0%	Condos	+ 2.6%
Residential Lakeshore	+ 5.2%	Townhouses	+ 7.8%
Commercial	- 0.5%	Double Bungalow	- 0.3%
Industrial	- 5.6%	Residential Zero Lot Line	+ 2.1%
Apartment	+ 3.4%		

In total, the city of Mound has a market value of approximately \$1,623,478,300 for assessment year 2021. This value includes \$9,609,000 calculated in new construction improvements.

The overall value increase for all property types in the city of Mound is +3.54%.

### **The Open Book Processes**

Value notices are scheduled to be mailed the week of March 8th, 2021. Taxpayers with value or classification concerns should contact the assessor's office. During the initial conversation the property owner may discuss their concerns and review sales information with an appraiser. The majority of the callers are satisfied after a conversation with an appraiser. If additional attention is necessary the appraiser will review the property.

Property owners should still call the number listed on their value notice mailed in March to address questions or concerns prior to the virtual Open Book Meeting. If a property owner's concern is addressed prior to the virtual Open Book Meeting and the property owner is satisfied with the results, then the property owner would not need to attend the virtual Open Book Meeting. If the property owner is unsatisfied with the results of their property value or classification after speaking with assessing staff, then the property owner can appeal their value to the County Board of Appeal and Equalization.

The County Board of Appeal and Equalization will begin meeting on June 14, 2021. All requests for appointments at the County Board must be received by May 21, 2021. To make an appointment, taxpayers should call 612-348-7050.

If you have any questions or concerns, please contact Shane Larsen at 612-715-3026.

# Mound, MN

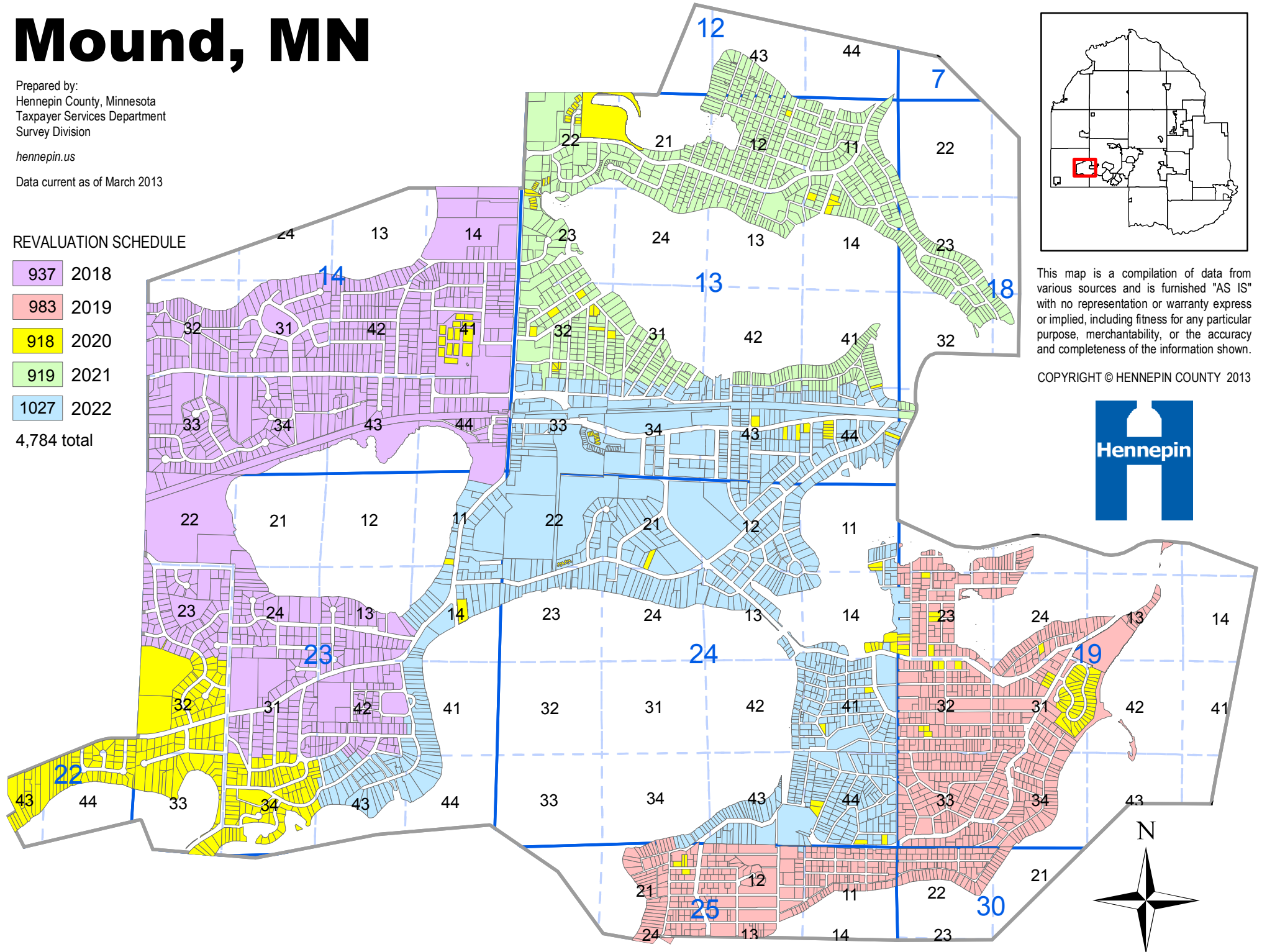
Prepared by:  
Hennepin County, Minnesota  
Taxpayer Services Department  
Survey Division

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

Data current as of March 2013

## REVALUATION SCHEDULE

937	2018
983	2019
918	2020
919	2021
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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**2137 ASHLAND LA**

**13-117-24-31-0049**

**2021 ESTIMATED MARKET VALUE:**

**\$514,000**

**SALE DATE :** November 26, 2019  
**NET SALE PRICE :** \$504,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$528,800

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

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1930  
**GROUND FL SF :** 1,104  
**TOTAL ABOVE GRADE SF :** 2,208  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**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 :** 448

**GARAGES**

**GARAGE 1 SF :** 480  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 13,939  
**LOT ACRES :** .32

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 85

**APPRAISER COMMENTS**



**4631 CARLOW RD**

**19-117-23-24-0049**

**2021 ESTIMATED MARKET VALUE:**

**\$547,000**

**SALE DATE :** January 31, 2020  
**NET SALE PRICE :** \$555,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$578,400

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

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1993  
**GROUND FL SF :** 1,254  
**TOTAL ABOVE GRADE SF :** 1,940  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**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 :** 0  
**DECK SF :** 32

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 9,583  
**LOT ACRES :** .22

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

**APPRAISER COMMENTS**





**1760 LAFAYETTE LA**

**13-117-24-22-0009**

**2021 ESTIMATED MARKET VALUE:**

**\$723,000**

**SALE DATE :** October 23, 2019  
**NET SALE PRICE :** \$725,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$763,400

**SALE DATE:** May 9, 2016  
**SALE PRICE:** \$565,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2015  
**GROUND FL SF :** 1,192  
**TOTAL ABOVE GRADE SF :** 2,668  
**BASEMENT SF :** 1,192  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 40  
**DECK SF :** 236

**GARAGES**

**GARAGE 1 SF :** 792  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**



**1791 RESTHAVEN LA**

**13-117-24-14-0017**

**2021 ESTIMATED MARKET VALUE:**

**\$737,000**

**SALE DATE :** July 24, 2020  
**NET SALE PRICE :** \$789,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$805,400

**SALE DATE:** July 19, 2001  
**SALE PRICE:** \$485,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2000  
**GROUND FL SF :** 882  
**TOTAL ABOVE GRADE SF :** 2,398  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**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 :** 112  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 112  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 634  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**



**5072 TUXEDO BLVD**

**24-117-24-43-0058**

**2021 ESTIMATED MARKET VALUE:**

**\$717,000**

**SALE DATE :** April 27, 2020  
**NET SALE PRICE :** \$830,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$856,100

**SALE DATE:** July 29, 2010  
**SALE PRICE:** \$518,950

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1974  
**GROUND FL SF :** 1,248  
**TOTAL ABOVE GRADE SF :** 1,640  
**BASEMENT SF :** 1,248  
**BASEMENT % FIN :** 80%  
**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 :** 40  
**DECK SF :** 299

**GARAGES**

**GARAGE 1 SF :** 672  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 9,583  
**LOT ACRES :** .22

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

**APPRAISER COMMENTS**





**1768 LAFAYETTE LA**

**13-117-24-22-0010**

**2021 ESTIMATED MARKET VALUE:**

**\$842,000**

**SALE DATE :** November 14, 2019  
**NET SALE PRICE :** \$844,900  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$886,600

**SALE DATE:** January 18, 2011  
**SALE PRICE:** \$727,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1975  
**GROUND FL SF :** 1,428  
**TOTAL ABOVE GRADE SF :** 2,815  
**BASEMENT SF :** 1,414  
**BASEMENT % FIN :** 60%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# 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 :** 180

**GARAGES**

**GARAGE 1 SF :** 544  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

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

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 95

**APPRAISER COMMENTS**



**1567 BLUEBIRD LA**

**12-117-24-43-0076**

**2021 ESTIMATED MARKET VALUE:**

**\$877,000**

**SALE DATE :** July 30, 2020  
**NET SALE PRICE :** \$848,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$865,700

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

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1970  
**GROUND FL SF :** 1,688  
**TOTAL ABOVE GRADE SF :** 2,936  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 10  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 36  
**DECK SF :** 962

**GARAGES**

**GARAGE 1 SF :** 1,008  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 21,780  
**LOT ACRES :** .50

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 65

**APPRAISER COMMENTS**



**4577 ISLAND VIEW DR**

**30-117-23-21-0004**

**2021 ESTIMATED MARKET VALUE:**

**\$947,000**

**SALE DATE :** May 20, 2020  
**NET SALE PRICE :** \$985,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$1,012,500

**SALE DATE:** August 20, 2010  
**SALE PRICE:** \$750,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1992  
**GROUND FL SF :** 1,200  
**TOTAL ABOVE GRADE SF :** 2,326  
**BASEMENT SF :** 1,134  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 688  
**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**



**2017 ARBOR LA**

**13-117-24-41-0002**

**2021 ESTIMATED MARKET VALUE:**

**\$969,000**

**SALE DATE :** October 16, 2019  
**NET SALE PRICE :** \$993,200  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$1,045,800

**SALE DATE:** August 29, 2011  
**SALE PRICE:** \$740,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1920  
**GROUND FL SF :** 1,306  
**TOTAL ABOVE GRADE SF :** 2,631  
**BASEMENT SF :** 1,176  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 50  
**DECK SF :** 0

**GARAGES**

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

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**



**2055 LAKESIDE LA**

**18-117-23-32-0026**

**2021 ESTIMATED MARKET VALUE:** \$1,015,000

**SALE DATE :** April 28, 2020  
**NET SALE PRICE :** \$1,050,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$1,083,000

**SALE DATE:** December 21, 2017  
**SALE PRICE:** \$760,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1987  
**GROUND FL SF :** 1,528  
**TOTAL ABOVE GRADE SF :** 2,378  
**BASEMENT SF :** 1,528  
**BASEMENT % FIN :** 60%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 216  
**DECK SF :** 622

**GARAGES**

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

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**





**3201 CHARLES LA**

**25-117-24-21-0164**

**2021 ESTIMATED MARKET VALUE: \$1,001,000**

**SALE DATE :** April 3, 2020  
**NET SALE PRICE :** \$1,100,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$1,134,600

**SALE DATE:** June 18, 2015  
**SALE PRICE:** \$796,150

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1988  
**GROUND FL SF :** 1,236  
**TOTAL ABOVE GRADE SF :** 1,741  
**BASEMENT SF :** 989  
**BASEMENT % FIN :** 60%  
**WALKOUT :** Yes

**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 :** 165  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 158  
**DECK SF :** 315

**GARAGES**

**GARAGE 1 SF :** 430  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 962  
**GARAGE 2 TYPE :** Detached Garage

**LOT CHARACTERISTICS**

**LOT SF :** 13,068  
**LOT ACRES :** .30

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

**APPRAISER COMMENTS**



**4972 EDGEWATER DR**

**13-117-24-41-0018**

**2021 ESTIMATED MARKET VALUE: \$1,257,000**

**SALE DATE :** September 15, 2020  
**NET SALE PRICE :** \$1,475,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$1,495,400

**SALE DATE:** June 30, 2015  
**SALE PRICE:** \$366,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2015  
**GROUND FL SF :** 1,370  
**TOTAL ABOVE GRADE SF :** 3,242  
**BASEMENT SF :** 1,370  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 84  
**DECK SF :** 385

**GARAGES**

**GARAGE 1 SF :** 832  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 11,326  
**LOT ACRES :** .26

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

**APPRAISER COMMENTS**



**5425 BARTLETT BLVD**

**24-117-24-23-0032**

**2021 ESTIMATED MARKET VALUE: \$1,798,000**

**SALE DATE :** December 16, 2019  
**NET SALE PRICE :** \$1,775,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$1,856,100

**SALE DATE:** April 28, 2009  
**SALE PRICE:** \$1,635,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2007  
**GROUND FL SF :** 2,298  
**TOTAL ABOVE GRADE SF :** 5,867  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 225  
**OPEN PORCH SF :** 100  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 936  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 22,216  
**LOT ACRES :** .51

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 65

**APPRAISER COMMENTS**



**6375 BAY RIDGE RD**

**23-117-24-33-0039**

**2021 ESTIMATED MARKET VALUE:**

**\$1,777,000**

**SALE DATE :** June 17, 2020  
**NET SALE PRICE :** \$2,082,500  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$2,133,200

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

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2017  
**GROUND FL SF :** 1,762  
**TOTAL ABOVE GRADE SF :** 4,428  
**BASEMENT SF :** 1,762  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 192  
**OPEN PORCH SF :** 344  
**DECK SF :** 216

**GARAGES**

**GARAGE 1 SF :** 892  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 22,216  
**LOT ACRES :** .51

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

**APPRAISER COMMENTS**



**1872 SHOREWOOD LA**

**18-117-23-23-0025**

**2021 ESTIMATED MARKET VALUE:**

**\$838,000**

**SALE DATE :** August 3, 2020  
**NET SALE PRICE :** \$855,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$869,800

**SALE DATE:** March 23, 2015  
**SALE PRICE:** \$475,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/4 Story  
**AGE :** 1932  
**GROUND FL SF :** 975  
**TOTAL ABOVE GRADE SF :** 1,216  
**BASEMENT SF :** 912  
**BASEMENT % FIN :** 80%  
**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 :** 294

**GARAGES**

**GARAGE 1 SF :** 572  
**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 :** 50

**APPRAISER COMMENTS**





**5501 SHERWOOD DR**

**13-117-24-23-0040**

**2021 ESTIMATED MARKET VALUE:**

**\$964,000**

**SALE DATE :** April 15, 2020  
**NET SALE PRICE :** \$921,500  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$950,500

**SALE DATE:** April 3, 2006  
**SALE PRICE:** \$889,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Level  
**AGE :** 1970  
**GROUND FL SF :** 2,058  
**TOTAL ABOVE GRADE SF :** 2,058  
**BASEMENT SF :** 1,344  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 448  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 1,396

**GARAGES**

**GARAGE 1 SF :** 950  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 33,541  
**LOT ACRES :** .77

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

**APPRAISER COMMENTS**



**5335 BAYWOOD SHORES DR**

**13-117-24-21-0069**

**2021 ESTIMATED MARKET VALUE:**

**\$408,000**

**SALE DATE :** November 1, 2019  
**NET SALE PRICE :** \$454,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$476,400

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

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1979  
**GROUND FL SF :** 1,340  
**TOTAL ABOVE GRADE SF :** 1,340  
**BASEMENT SF :** 1,248  
**BASEMENT % FIN :** 70%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 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 :** 236

**GARAGES**

**GARAGE 1 SF :** 768  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 13,068  
**LOT ACRES :** .30

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

**APPRAISER COMMENTS**



**5454 BREEZY RD**

**13-117-24-23-0042**

**2021 ESTIMATED MARKET VALUE:**

**\$516,000**

**SALE DATE :** August 24, 2020  
**NET SALE PRICE :** \$580,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$590,100

**SALE DATE:** July 5, 2016  
**SALE PRICE:** \$425,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1948  
**GROUND FL SF :** 1,654  
**TOTAL ABOVE GRADE SF :** 1,654  
**BASEMENT SF :** 1,392  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**CENTRAL AC :** No  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# 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 :** 400

**GARAGES**

**GARAGE 1 SF :** 576  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 384  
**GARAGE 2 TYPE :** Tuck Under Garage

**LOT CHARACTERISTICS**

**LOT SF :** 19,602  
**LOT ACRES :** .45

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 88

**APPRAISER COMMENTS**



**1901 LAKESIDE LA**

**18-117-23-23-0059**

**2021 ESTIMATED MARKET VALUE:**

**\$769,000**

**SALE DATE :** October 15, 2019  
**NET SALE PRICE :** \$750,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$789,700

**SALE DATE:** June 12, 2009  
**SALE PRICE:** \$490,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1977  
**GROUND FL SF :** 1,856  
**TOTAL ABOVE GRADE SF :** 1,856  
**BASEMENT SF :** 2,648  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 232  
**DECK SF :** 820

**GARAGES**

**GARAGE 1 SF :** 792  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 792  
**GARAGE 2 TYPE :** Tuck Under Garage

**LOT CHARACTERISTICS**

**LOT SF :** 11,326  
**LOT ACRES :** .26

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 75

**APPRAISER COMMENTS**





**2672 WILSHIRE BLVD**

**24-117-24-13-0030**

**2021 ESTIMATED MARKET VALUE:**

**\$835,000**

**SALE DATE :** April 17, 2020  
**NET SALE PRICE :** \$850,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$876,700

**SALE DATE:** May 12, 2017  
**SALE PRICE:** \$595,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1954  
**GROUND FL SF :** 1,520  
**TOTAL ABOVE GRADE SF :** 1,520  
**BASEMENT SF :** 1,672  
**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 :** 120  
**OPEN PORCH SF :** 0  
**DECK SF :** 384

**GARAGES**

**GARAGE 1 SF :** 576  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 13,939  
**LOT ACRES :** .32

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 100

**APPRAISER COMMENTS**





**3130 HIGHLAND BLVD**

**23-117-24-43-0035**

**2021 ESTIMATED MARKET VALUE: \$1,460,000**

**SALE DATE :** January 12, 2020  
**NET SALE PRICE :** \$1,517,000  
**ANNUAL MCAP ADJ :** .0421  
**MCAP SALE PRICE :** \$1,580,900

**SALE DATE:** September 6, 2005  
**SALE PRICE:** \$945,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2005  
**GROUND FL SF :** 2,167  
**TOTAL ABOVE GRADE SF :** 2,167  
**BASEMENT SF :** 2,167  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 196  
**OPEN PORCH SF :** 758  
**DECK SF :** 385

**GARAGES**

**GARAGE 1 SF :** 830  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 18,731  
**LOT ACRES :** .43

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 65

**APPRAISER COMMENTS**



**2868 PELICAN POINT CIR**

**19-117-23-42-0027**

**2021 ESTIMATED MARKET VALUE: \$1,220,000**

**SALE DATE :** July 22, 2020  
**NET SALE PRICE :** \$1,293,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$1,311,500

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

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1997  
**GROUND FL SF :** 2,039  
**TOTAL ABOVE GRADE SF :** 2,647  
**BASEMENT SF :** 2,651  
**BASEMENT % FIN :** 70%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 156  
**OPEN PORCH SF :** 0  
**DECK SF :** 256

**GARAGES**

**GARAGE 1 SF :** 695  
**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 :** 50

**APPRAISER COMMENTS**



**6208 RED OAK RD**

**14-117-24-32-0002**

**2021 ESTIMATED MARKET VALUE:**

**\$401,000**

**SALE DATE :** August 7, 2020  
**NET SALE PRICE :** \$435,500  
**ANNUAL MCAP ADJ :** .0350  
**MCAP SALE PRICE :** \$441,800

**SALE DATE:** April 24, 2015  
**SALE PRICE:** \$334,650

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1950  
**GROUND FL SF :** 1,288  
**TOTAL ABOVE GRADE SF :** 1,288  
**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 :** 258

**GARAGES**

**GARAGE 1 SF :** 400  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 14,375  
**LOT ACRES :** .33

**LAKE :** Dutch  
**EFFECTIVE LAKE FRONT FT :** 54

**APPRAISER COMMENTS**



**1713 GULL LA**

**13-117-24-13-0042**

**2021 ESTIMATED MARKET VALUE:**

**\$271,000**

**SALE DATE :** December 18, 2019  
**NET SALE PRICE :** \$271,600  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$280,100

**SALE DATE:** April 13, 2012  
**SALE PRICE:** \$138,500

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story Split Level  
**AGE :** 1920  
**GROUND FL SF :** 728  
**TOTAL ABOVE GRADE SF :** 1,848  
**BASEMENT SF :** 400  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 3,485  
**LOT ACRES :** .08

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

**APPRAISER COMMENTS**





**6056 HAWTHORNE RD**

**23-117-24-34-0036**

**2021 ESTIMATED MARKET VALUE: \$184,000**

**SALE DATE :** April 14, 2020  
**NET SALE PRICE :** \$183,330  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$187,300

**SALE DATE:** August 30, 2019  
**SALE PRICE:** \$151,200

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1955  
**GROUND FL SF :** 780  
**TOTAL ABOVE GRADE SF :** 1,352  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**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 :** 162

**GARAGES**

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

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**





**2217 CHATEAU LA**

**13-117-24-43-0059**

**2021 ESTIMATED MARKET VALUE: \$308,000**

**SALE DATE :** July 1, 2020  
**NET SALE PRICE :** \$314,900  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$319,400

**SALE DATE:** September 22, 2016  
**SALE PRICE:** \$280,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2015  
**GROUND FL SF :** 1,034  
**TOTAL ABOVE GRADE SF :** 1,706  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 410  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 4,792  
**LOT ACRES :** .11

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

**APPRAISER COMMENTS**



**6275 SUGAR MILL LA**

**14-117-24-33-0077**

**2021 ESTIMATED MARKET VALUE:**

**\$441,000**

**SALE DATE :** September 11, 2020  
**NET SALE PRICE :** \$440,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$444,200

**SALE DATE:** September 26, 2003  
**SALE PRICE:** \$439,900

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2002  
**GROUND FL SF :** 1,246  
**TOTAL ABOVE GRADE SF :** 2,630  
**BASEMENT SF :** 1,226  
**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 :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 54  
**DECK SF :** 192

**GARAGES**

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

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**



**6165 SUGAR MILL LA**

**14-117-24-34-0052**

**2021 ESTIMATED MARKET VALUE:**

**\$437,000**

**SALE DATE :** August 27, 2020  
**NET SALE PRICE :** \$468,969  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$474,600

**SALE DATE:** March 28, 2002  
**SALE PRICE:** \$332,706

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2002  
**GROUND FL SF :** 1,516  
**TOTAL ABOVE GRADE SF :** 2,760  
**BASEMENT SF :** 1,668  
**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 :** 54  
**DECK SF :** 192

**GARAGES**

**GARAGE 1 SF :** 737  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**



**1833 SHOREWOOD LA**

**13-117-24-14-0054**

**2021 ESTIMATED MARKET VALUE:**

**\$537,000**

**SALE DATE :** June 30, 2020  
**NET SALE PRICE :** \$569,900  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$579,400

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

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2017  
**GROUND FL SF :** 1,174  
**TOTAL ABOVE GRADE SF :** 2,721  
**BASEMENT SF :** 1,174  
**BASEMENT % FIN :** 0%  
**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 :** 252  
**DECK SF :** 252

**GARAGES**

**GARAGE 1 SF :** 668  
**GARAGE 1 TYPE :** Attached 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**





**1708 DOVE LA**

**13-117-24-12-0066**

**2021 ESTIMATED MARKET VALUE:**

**\$217,000**

**SALE DATE :** February 20, 2020  
**NET SALE PRICE :** \$210,490  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$216,100

**SALE DATE:** August 17, 2016  
**SALE PRICE:** \$174,600

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/2 Story  
**AGE :** 1938  
**GROUND FL SF :** 788  
**TOTAL ABOVE GRADE SF :** 1,140  
**BASEMENT SF :** 528  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 0  
**# 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 :** 0

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 9,583  
**LOT ACRES :** .22

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

**APPRAISER COMMENTS**





**2519 EMERALD DR**

**24-117-24-12-0039**

**2021 ESTIMATED MARKET VALUE:**

**\$326,000**

**SALE DATE :** February 21, 2020  
**NET SALE PRICE :** \$333,915  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$342,700

**SALE DATE:** July 25, 2003  
**SALE PRICE:** \$226,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/2 Story  
**AGE :** 1930  
**GROUND FL SF :** 782  
**TOTAL ABOVE GRADE SF :** 1,742  
**BASEMENT SF :** 768  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

**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 :** 192  
**DECK SF :** 0

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 13,939  
**LOT ACRES :** .32

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

**APPRAISER COMMENTS**



**2143 OVERLAND LA**

**13-117-24-31-0030**

**2021 ESTIMATED MARKET VALUE:**

**\$181,000**

**SALE DATE :** December 16, 2019  
**NET SALE PRICE :** \$189,150  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$195,100

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

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/4 Story  
**AGE :** 1910  
**GROUND FL SF :** 900  
**TOTAL ABOVE GRADE SF :** 1,050  
**BASEMENT SF :** 600  
**BASEMENT % FIN :** 0%  
**WALKOUT :** Yes

**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 :** 0

**GARAGES**

**GARAGE 1 SF :** 744  
**GARAGE 1 TYPE :** Detached 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**



**2391 CHATEAU LA**

**13-117-24-43-0098**

**2021 ESTIMATED MARKET VALUE:**

**\$212,000**

**SALE DATE :** August 25, 2020  
**NET SALE PRICE :** \$237,878  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$240,700

**SALE DATE:** February 20, 2014  
**SALE PRICE:** \$125,862

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/4 Story  
**AGE :** 1922  
**GROUND FL SF :** 816  
**TOTAL ABOVE GRADE SF :** 816  
**BASEMENT SF :** 816  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 200  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 136

**GARAGES**

**GARAGE 1 SF :** 324  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 9,583  
**LOT ACRES :** .22

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

**APPRAISER COMMENTS**



**4434 DORCHESTER RD**

**19-117-23-31-0107**

**2021 ESTIMATED MARKET VALUE:**

**\$246,000**

**SALE DATE :** October 8, 2019  
**NET SALE PRICE :** \$239,105  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$247,800

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

**BUILDING CHARACTERISTICS**

**STORIES :** Split Level  
**AGE :** 1978  
**GROUND FL SF :** 1,296  
**TOTAL ABOVE GRADE SF :** 1,296  
**BASEMENT SF :** 1,296  
**BASEMENT % FIN :** 40%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# 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 :** 28  
**DECK SF :** 304

**GARAGES**

**GARAGE 1 SF :** 624  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,019  
**LOT ACRES :** .23

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

**APPRAISER COMMENTS**





**5805 BEACHWOOD RD**

**23-117-24-13-0073**

**2021 ESTIMATED MARKET VALUE:**

**\$251,000**

**SALE DATE :** June 3, 2020  
**NET SALE PRICE :** \$265,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$269,400

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

**BUILDING CHARACTERISTICS**

**STORIES :** Split Level  
**AGE :** 1992  
**GROUND FL SF :** 1,106  
**TOTAL ABOVE GRADE SF :** 1,106  
**BASEMENT SF :** 553  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

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

**GARAGES**

**GARAGE 1 SF :** 462  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 11,326  
**LOT ACRES :** .26

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

**APPRAISER COMMENTS**





**2740 GROVE LA**

**23-117-24-13-0053**

**2021 ESTIMATED MARKET VALUE:**

**\$222,000**

**SALE DATE :** March 27, 2020  
**NET SALE PRICE :** \$216,039  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$221,200

**SALE DATE:** June 25, 2007  
**SALE PRICE:** \$225,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1984  
**GROUND FL SF :** 768  
**TOTAL ABOVE GRADE SF :** 768  
**BASEMENT SF :** 768  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

**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 :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 208

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 10,019  
**LOT ACRES :** .23

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

**APPRAISER COMMENTS**



**3125 HIGHLAND BLVD**

**23-117-24-43-0023**

**2021 ESTIMATED MARKET VALUE:**

**\$243,000**

**SALE DATE :** March 11, 2020  
**NET SALE PRICE :** \$266,750  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$273,100

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

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1970  
**GROUND FL SF :** 1,075  
**TOTAL ABOVE GRADE SF :** 1,075  
**BASEMENT SF :** 1,075  
**BASEMENT % FIN :** 40%  
**WALKOUT :** No

**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 :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 28  
**DECK SF :** 240

**GARAGES**

**GARAGE 1 SF :** 475  
**GARAGE 1 TYPE :** Tuck Under 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**



**5917 SUNSET RD**

**14-117-24-42-0113**

**2021 ESTIMATED MARKET VALUE:**

**\$256,000**

**SALE DATE :** November 8, 2019  
**NET SALE PRICE :** \$275,500  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$284,800

**SALE DATE:** July 14, 2016  
**SALE PRICE:** \$192,571

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 1979  
**GROUND FL SF :** 1,082  
**TOTAL ABOVE GRADE SF :** 1,082  
**BASEMENT SF :** 1,082  
**BASEMENT % FIN :** 50%  
**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 :** 192

**GARAGES**

**GARAGE 1 SF :** 520  
**GARAGE 1 TYPE :** Tuck Under 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**



**3004 INVERNESS LA**

**19-117-23-31-0168**

**2021 ESTIMATED MARKET VALUE: \$349,000**

**SALE DATE :** August 18, 2020  
**NET SALE PRICE :** \$350,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$354,200

**SALE DATE:** May 15, 2009  
**SALE PRICE:** \$257,440

**BUILDING CHARACTERISTICS**

**STORIES :** Split Entry  
**AGE :** 2003  
**GROUND FL SF :** 1,701  
**TOTAL ABOVE GRADE SF :** 1,701  
**BASEMENT SF :** 1,531  
**BASEMENT % FIN :** 50%  
**WALKOUT :** No

**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 :** 28  
**DECK SF :** 118

**GARAGES**

**GARAGE 1 SF :** 480  
**GARAGE 1 TYPE :** Tuck Under 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**





**4517 TUXEDO BLVD**

**19-117-23-33-0028**

**2021 ESTIMATED MARKET VALUE:**

**\$141,000**

**SALE DATE :** November 1, 2019  
**NET SALE PRICE :** \$145,015  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$149,900

**SALE DATE:** November 26, 2014  
**SALE PRICE:** \$91,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1926  
**GROUND FL SF :** 672  
**TOTAL ABOVE GRADE SF :** 672  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 220

**GARAGES**

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

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**





**1719 RESTHAVEN LA**

**13-117-24-11-0049**

**2021 ESTIMATED MARKET VALUE:**

**\$187,000**

**SALE DATE :** December 17, 2019  
**NET SALE PRICE :** \$179,900  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$185,500

**SALE DATE:** June 20, 2014  
**SALE PRICE:** \$121,250

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1946  
**GROUND FL SF :** 800  
**TOTAL ABOVE GRADE SF :** 800  
**BASEMENT SF :** 768  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**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 :** 168  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 120

**GARAGES**

**GARAGE 1 SF :** 308  
**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**



**1578 EAGLE LA**

**13-117-24-12-0236**

**2021 ESTIMATED MARKET VALUE:**

**\$188,000**

**SALE DATE :** April 28, 2020  
**NET SALE PRICE :** \$186,240  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$190,300

**SALE DATE:** June 29, 2016  
**SALE PRICE:** \$155,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1920  
**GROUND FL SF :** 816  
**TOTAL ABOVE GRADE SF :** 816  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 0  
**# 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 :** 152

**GARAGES**

**GARAGE 1 SF :** 648  
**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**



**4823 DONALD DR**

**24-117-24-44-0026**

**2021 ESTIMATED MARKET VALUE:**

**\$225,000**

**SALE DATE :** September 17, 2020  
**NET SALE PRICE :** \$242,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$244,300

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

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1971  
**GROUND FL SF :** 912  
**TOTAL ABOVE GRADE SF :** 912  
**BASEMENT SF :** 836  
**BASEMENT % FIN :** 70%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# 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 :** 224

**GARAGES**

**GARAGE 1 SF :** 484  
**GARAGE 1 TYPE :** Attached 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**



**2055 GRANDVIEW BLVD**

**14-117-24-42-0082**

**2021 ESTIMATED MARKET VALUE:**

**\$260,000**

**SALE DATE :** November 18, 2019  
**NET SALE PRICE :** \$264,900  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$273,800

**SALE DATE:** April 15, 2016  
**SALE PRICE:** \$229,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1958  
**GROUND FL SF :** 1,044  
**TOTAL ABOVE GRADE SF :** 1,044  
**BASEMENT SF :** 1,044  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

**CENTRAL AC :** No  
**# FIREPLACES :** 1  
**# 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 :** 168

**GARAGES**

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

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**





**5066 AVON DR**

**24-117-24-12-0020**

**2021 ESTIMATED MARKET VALUE:**

**\$281,000**

**SALE DATE :** November 27, 2019  
**NET SALE PRICE :** \$274,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$283,200

**SALE DATE:** May 23, 2017  
**SALE PRICE:** \$243,900

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1965  
**GROUND FL SF :** 1,524  
**TOTAL ABOVE GRADE SF :** 1,524  
**BASEMENT SF :** 1,524  
**BASEMENT % FIN :** 60%  
**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 :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 468

**GARAGES**

**GARAGE 1 SF :** 484  
**GARAGE 1 TYPE :** Tuck Under 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**





**4737 WILSHIRE BLVD**

**19-117-23-32-0227**

**2021 ESTIMATED MARKET VALUE:**

**\$324,000**

**SALE DATE :** October 18, 2019  
**NET SALE PRICE :** \$324,465  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$336,200

**SALE DATE:** September 29, 2011  
**SALE PRICE:** \$175,457

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2010  
**GROUND FL SF :** 1,225  
**TOTAL ABOVE GRADE SF :** 1,225  
**BASEMENT SF :** 1,225  
**BASEMENT % FIN :** 60%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# 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 :** 96

**GARAGES**

**GARAGE 1 SF :** 400  
**GARAGE 1 TYPE :** Attached 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**



**5562 SHERWOOD DR**

**13-117-24-23-0030**

**2021 ESTIMATED MARKET VALUE:**

**\$415,000**

**SALE DATE :** July 9, 2020  
**NET SALE PRICE :** \$425,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$431,100

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

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1967  
**GROUND FL SF :** 2,325  
**TOTAL ABOVE GRADE SF :** 2,325  
**BASEMENT SF :** 2,283  
**BASEMENT % FIN :** 50%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 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 :** 220

**GARAGES**

**GARAGE 1 SF :** 528  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,019  
**LOT ACRES :** .23

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

**APPRAISER COMMENTS**



**5098 SHORELINE DR**

**13-117-24-43-0148**

**2021 ESTIMATED MARKET VALUE: \$336,000**

**SALE DATE :** December 11, 2019  
**NET SALE PRICE :** \$342,000  
**ANNUAL MCAP ADJ :**  
**MCAP SALE PRICE :** \$342,000

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

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1969  
**GROUND FL SF :** 1,848  
**TOTAL ABOVE GRADE SF :** 1,848  
**BASEMENT SF :** 1,848  
**BASEMENT % FIN :** 30%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 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 :** 0

**GARAGES**

**GARAGE 1 SF :** 756  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 720  
**GARAGE 2 TYPE :** Detached Garage

**LOT CHARACTERISTICS**

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

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

**APPRAISER COMMENTS**



**2305 LOST LAKE CT**

**13-117-24-33-0139**

**2021 ESTIMATED MARKET VALUE:**

**\$527,000**

**SALE DATE :** October 7, 2019  
**NET SALE PRICE :** \$515,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$533,600

**SALE DATE:** May 21, 2018  
**SALE PRICE:** \$455,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2006  
**GROUND FL SF :** 926  
**TOTAL ABOVE GRADE SF :** 1,852  
**BASEMENT SF :** 926  
**BASEMENT % FIN :** 60%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 388  
**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**





**1611 MAPLE MANORS CT**

**13-117-24-22-0276**

**2021 ESTIMATED MARKET VALUE: \$251,000**

**SALE DATE :** July 17, 2020  
**NET SALE PRICE :** \$260,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$263,700

**SALE DATE:** June 1, 2005  
**SALE PRICE:** \$350,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1997  
**GROUND FL SF :** 1,481  
**TOTAL ABOVE GRADE SF :** 1,481  
**BASEMENT SF :** 1,481  
**BASEMENT % FIN :** 70%  
**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 :** 216

**GARAGES**

**GARAGE 1 SF :** 494  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 3,485  
**LOT ACRES :** .08

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

**APPRAISER COMMENTS**





**2114 VILLAGE TR**

**14-117-24-41-0136**

**2021 ESTIMATED MARKET VALUE:**

**\$176,000**

**SALE DATE :** December 20, 2019  
**NET SALE PRICE :** \$172,660  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$178,100

**SALE DATE:** April 22, 2011  
**SALE PRICE:** \$84,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2002  
**GROUND FL SF :** 692  
**TOTAL ABOVE GRADE SF :** 1,340  
**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 :** 2

**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**



**5793 COLONY LA**

**14-117-24-41-0168**

**2021 ESTIMATED MARKET VALUE:**

**\$222,000**

**SALE DATE :** August 4, 2020  
**NET SALE PRICE :** \$250,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$253,000

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

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2005  
**GROUND FL SF :** 1,164  
**TOTAL ABOVE GRADE SF :** 1,864  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

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



**4407 WILSHIRE BLVD**

**209**

**19-117-23-24-0075**

**2021 ESTIMATED MARKET VALUE:**

**\$89,000**

**SALE DATE :** March 25, 2020  
**NET SALE PRICE :** \$90,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$92,200

**SALE DATE:** October 30, 2014  
**SALE PRICE:** \$34,500

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1969  
**GROUND FL SF :** 637  
**TOTAL ABOVE GRADE SF :** 637  
**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**



**5450 THREE POINTS BLVD 636**

**13-117-24-22-0165**

**2021 ESTIMATED MARKET VALUE:**

**\$179,000**

**SALE DATE :** December 2, 2019  
**NET SALE PRICE :** \$185,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$190,800

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

**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 :** 114  
**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**





**2150 OLD SCHOOL RD**

**251**

**14-117-24-41-0179**

**2021 ESTIMATED MARKET VALUE:**

**\$220,000**

**SALE DATE :** November 1, 2019  
**NET SALE PRICE :** \$233,500  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$241,400

**SALE DATE:** March 18, 2009  
**SALE PRICE:** \$258,485

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2007  
**GROUND FL SF :** 1,626  
**TOTAL ABOVE GRADE SF :** 1,626  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**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 :** 98  
**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**

**202**

**19-117-23-13-0030**

**2021 ESTIMATED MARKET VALUE:**

**\$183,000**

**SALE DATE :** December 22, 2020  
**NET SALE PRICE :** \$235,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$235,600

**SALE DATE:** July 31, 2020  
**SALE PRICE:** \$172,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1969  
**GROUND FL SF :** 625  
**TOTAL ABOVE GRADE SF :** 625  
**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**



**5420 THREE POINTS BLVD 224**

**13-117-24-22-0085**

**2021 ESTIMATED MARKET VALUE:**

**\$302,000**

**SALE DATE :** April 6, 2020  
**NET SALE PRICE :** \$325,000  
**ANNUAL MCAP ADJ :** .0288  
**MCAP SALE PRICE :** \$332,000

**SALE DATE:** September 14, 2018  
**SALE PRICE:** \$215,000

**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 :** 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**

## RESIDENTIAL LAKESHORE PROPERTIES

	1/02/2011 to 1/02/2012		1/02/2012 to 1/02/2013		1/2/2013 to 1/02/2014		1/02/2014 to 1/02/2015		1/02/2015 to 1/02/2016		1/02/2016 to 1/02/2017		1/02/2017 to 1/02/2018		1/02/2018 to 1/02/2019		1/02/2019 to 1/02/2020		1/02/2020 to 1/02/2021		Average Growth per Year (10 years)
	Growth	Sales	Growth	Sales	Growth	Sales	Growth	Sales	Growth	Sales	Growth	Sales	Growth	Sales	Growth	Sales	Growth	Sales	Growth	Sales	
DEEPHAVEN	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	2.8%	7	3.9%	11	4.1%	4	1.2%	11	4.3%	11	3.3%	6	3.2%
EXCELSIOR	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	2.2%	2	0.1%	4	6.9%	3	-3.0%	3	11.2%	1	5.3%	1	4.8%
GREENWOOD	-2.9%	8	-5.9%	10	10.5%	6	3.3%	8	7.2%	9	3.3%	6	2.7%	3	8.0%	7	8.0%	6	2.2%	1	3.6%
MINNETONKA	-4.6%	4	1.0%	7	1.2%	9	8.7%	3	6.0%	9	3.3%	21	6.5%	26	5.1%	15	6.0%	15	3.3%	13	3.6%
MINNETONKA BEACH	-9.9%	6	-13.0%	4	27.8%	5	3.0%	7	7.6%	5	9.6%	7	2.0%	6	4.2%	7	6.1%	4	-0.2%	3	3.7%
MINNETRISTA	-6.3%	9	-2.2%	12	2.7%	25	-0.3%	19	5.6%	16	2.0%	27	8.1%	28	4.1%	20	4.6%	21	5.0%	35	2.3%
MOUND	-3.3%	21	-5.8%	51	5.3%	47	0.1%	29	6.9%	43	3.7%	49	7.1%	52	3.1%	33	10.2%	29	5.2%	42	3.3%
ORONO	-8.6%	25	-1.7%	33	2.4%	38	3.7%	37	4.6%	29	5.4%	32	3.3%	38	1.6%	33	8.0%	52	2.6%	31	2.1%
SHOREWOOD	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	4.7%	12	5.6%	17	-3.5%	17	1.7%	13	2.1%	14	3.9%	22	1.5%
SPRING PARK	-12.7%	2	-2.4%	4	16.5%	5	4.6%	1	12.5%	2	4.7%	9	5.1%	4	4.1%	2	7.6%	1	2.3%	4	4.2%
TONKA BAY	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	3.8%	11	6.4%	14	-0.4%	14	2.2%	12	5.1%	10	7.6%	13	2.2%
WAYZATA	-11.8%	1	-3.8%	3	0.7%	3	6.2%	2	4.7%	2	9.9%	5	-0.7%	7	4.4%	6	8.4%	7	-1.7%	4	1.6%
WOODLAND	-6.7%	1	-4.0%	3	3.0%	5	6.8%	5	2.0%	3	1.4%	6	3.1%	4	-5.5%	2	7.6%	5	5.3%	2	1.3%
AVG MUNIC % CHANGE:	-6.7%	111	-3.2%	177	8.4%	186	4.3%	142	5.4%	150	4.6%	208	3.4%	206	2.4%	164	6.9%	176	3.4%	177	2.9%



# **2021 ASSESSMENT GROWTH**

## **SINGLE FAMILY RESIDENTIAL PROPERTIES**

<b>CITY</b>	<b>OFF LAKE</b>	<b>ON LAKE</b>
<b>DEEPHAVEN</b>	<b>5.4%</b>	<b>3.3%</b>
<b>EXCELSIOR</b>	<b>4.9%</b>	<b>5.3%</b>
<b>GREENWOOD</b>	<b>6.3%</b>	<b>2.2%</b>
<b>MINNETONKA</b>	<b>3.0%</b>	<b>3.3%</b>
<b>MINNETONKA BEACH</b>	<b>3.3%</b>	<b>-0.2%</b>
<b>MINNETRISTA</b>	<b>4.5%</b>	<b>5.0%</b>
<b>MOUND</b>	<b>2.1%</b>	<b>5.2%</b>
<b>ORONO</b>	<b>3.8%</b>	<b>2.6%</b>
<b>SHOREWOOD</b>	<b>3.9%</b>	<b>3.9%</b>
<b>SPRING PARK</b>	<b>7.7%</b>	<b>2.3%</b>
<b>TONKA BAY</b>	<b>4.4%</b>	<b>7.6%</b>
<b>WAYZATA</b>	<b>6.3%</b>	<b>-1.7%</b>
<b>WOODLAND</b>	<b>2.1%</b>	<b>5.3%</b>
<b>AVG % CHANGE:</b>	<b>4.4%</b>	<b>3.4%</b>

# Annual Housing Market Report – Twin Cities Metro

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



# 2020

# Annual Housing Market Report – Twin Cities Metro

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



**The 2020 housing market** was unexpectedly turbulent towards the end of the first quarter due to the pandemic that spread across the country. As the first wave of COVID-19 hit in the spring, housing market activity slowed substantially before staging a dramatic comeback just a couple months later.

Buyer activity was the leader again in 2020. With mortgage interest rates setting record lows multiple times throughout the year and a strong drive by many buyers to secure a better housing situation – in part due to the new realities brought on by COVID-19 – many segments of the market experienced a multiple-offer frenzy not seen in the last 15 years or more.

While markedly improved from their COVID-19 spring lows, seller activity continued to lag buyer demand, which had strengthened the ongoing seller's market for most housing segments as inventories remain at record lows.

**Sales:** Pending sales increased 9.7 percent, finishing 2020 at 65,770. Closed sales were up 7.7 percent to end the year at 64,479.

**Listings:** Comparing 2020 to the prior year, the number of homes available for sale was lower by 39.3 percent. There were 5,080 active listings at the end of 2020. New listings increased by 0.1 percent to finish the year at 76,348.

**Distressed Properties:** The foreclosure market continued to remain a small player in the overall market amid numerous forbearance efforts undertaken by the government and lenders. In 2020, the percentage of closed sales that were either foreclosure or short sale decreased by 22.3 percent to end the year at 1.3 percent of the market. Foreclosure and short sale activity may tick higher in 2021 as forbearances expire with some homeowners unable to meet their obligations.

**Showings:** Showing activity started 2020 similarly to 2019 but took a substantial hit in the spring with the first wave of COVID-19. By June, showing activity had recovered completely and then some, posting strong numbers throughout the rest of the year. Compared to 2019, total showings came in at 1,416,656 showings. There were 16 showings before pending, which was up 14.3 percent compared to 2019.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 8.9 percent to \$305,000 for the year. Single Family Detached home prices were up 8.6 percent compared to last year, and Townhouse-Condo Attached home prices were up 6.0 percent.

**List Price Received:** Sellers received, on average, 99.8 percent of their original list price at sale, a year-over-year increase of 1.0 percent.

The housing market in 2020 proved to be incredibly resilient, ending the year on a high note. Home sales and prices were higher than 2019 across most market segments and across most of the country. Seller activity recovered significantly from the COVID-19 spring decline, but overall activity was still insufficient to build up the supply of homes for sale.

As we look to 2021, signals suggest buyer demand will remain elevated and tight inventory will continue to invite multiple offers and higher prices across much of the housing inventory. Mortgage rates are expected to remain low, helping buyers manage some of the increases in home prices and keep them motivated to lock in their housing costs for the long term. These factors will provide substantial tailwinds for the housing market into the new year.

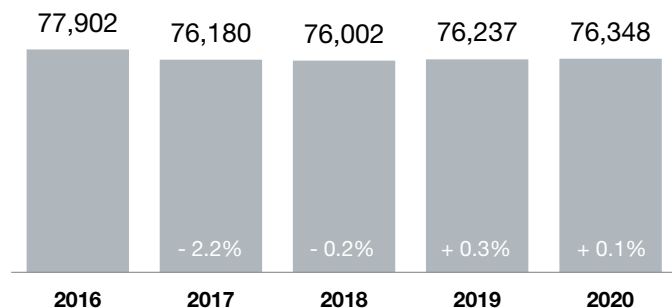
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- 27** Historical Review

## Quick Facts

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

### New Listings



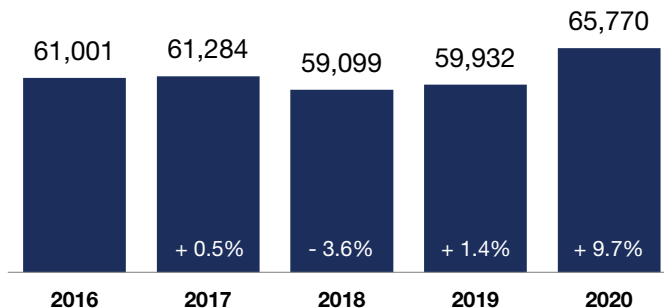
#### Top 5 Areas: Change in New Listings from 2019

Stacy	+ 147.5%
Lonsdale	+ 102.2%
Saint Paul - Downtown	+ 52.3%
Bayport	+ 50.0%
Saint Paul - Hamline-Midway	+ 49.0%

#### Bottom 5 Areas: Change in New Listings from 2019

Lake St. Croix Beach	- 44.4%
Loretto	- 45.5%
Lauderdale	- 46.3%
Lakeland	- 51.2%
Dellwood	- 53.8%

### Pending Sales



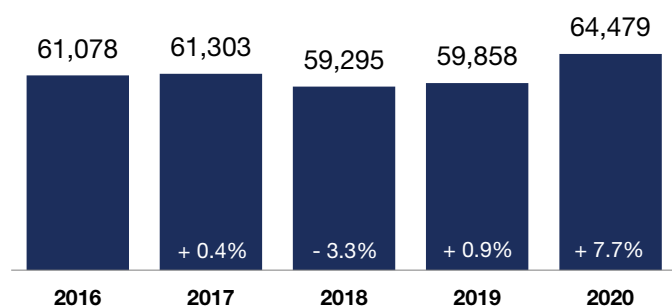
#### Top 5 Areas: Change in Pending Sales from 2019

Stacy	+ 153.7%
Arlington	+ 90.3%
Tonka Bay	+ 77.3%
Bayport	+ 73.9%
Dayton	+ 72.7%

#### Bottom 5 Areas: Change in Pending Sales from 2019

Dellwood	- 27.8%
Lauderdale	- 29.7%
Lakeland	- 30.3%
Mendota	- 33.3%
Lake St. Croix Beach	- 54.5%

### Closed Sales



#### Top 5 Areas: Change in Closed Sales from 2019

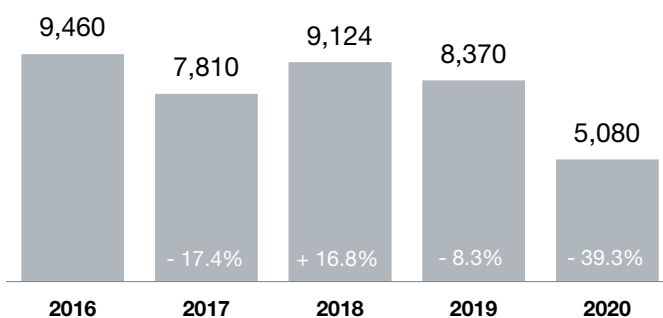
Stacy	+ 155.8%
Arlington	+ 125.9%
Tonka Bay	+ 100.0%
Centerville	+ 85.1%
Dayton	+ 66.0%

#### Bottom 5 Areas: Change in Closed Sales from 2019

Lakeland	- 25.0%
Lexington	- 25.0%
Winthrop	- 33.3%
Minneapolis - Central	- 35.7%
Lake St. Croix Beach	- 47.6%

### Inventory of Homes for Sale

At the end of the year



#### Top 5 Areas: Change in Inventory of Homes for Sale from 2019

Saint Paul - Downtown	+ 236.4%
Saint Anthony	+ 120.0%
New Germany	+ 100.0%
Minneapolis - Longfellow	+ 72.0%
Watertown	+ 64.7%

#### Bottom 5 Areas: Change in Inventory of Homes for Sale from 2019

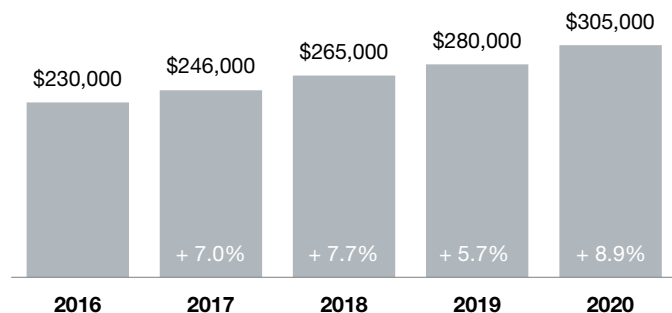
Bayport	- 100.0%
Lauderdale	- 100.0%
Maple Plain	- 100.0%
Lexington	- 100.0%
Spring Park	- 100.0%



## Quick Facts

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

### Median Sales Price



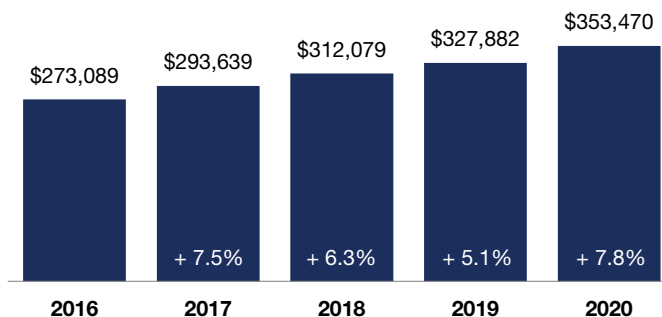
#### Top 5 Areas: Change in Median Sales Price from 2019

Mendota	+ 56.7%
Loretto	+ 41.4%
Wayzata	+ 37.1%
Tonka Bay	+ 33.9%
Excelsior	+ 32.4%

#### Bottom 5 Areas: Change in Median Sales Price from 2019

Cokato	- 8.8%
Dellwood	- 10.0%
Shorewood	- 11.1%
Minneapolis - Central	- 11.6%
Spring Park	- 19.9%

### Average Sales Price



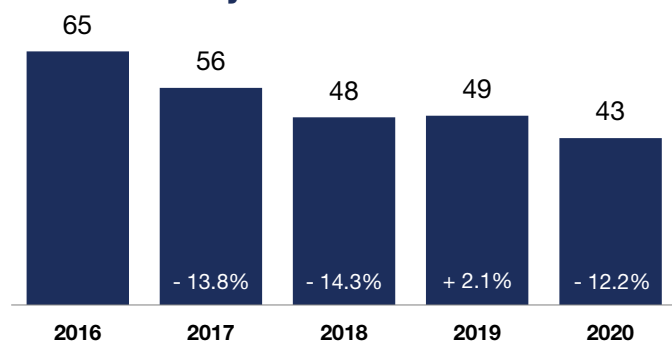
#### Top 5 Areas: Change in Average Sales Price from 2019

Loretto	+ 36.7%
Tonka Bay	+ 36.3%
Mendota	+ 30.5%
Clearwater	+ 27.1%
Centerville	+ 26.7%

#### Bottom 5 Areas: Change in Average Sales Price from 2019

Dellwood	- 8.6%
Saint Paul - Summit Hill	- 11.2%
Cokato	- 11.2%
Long Lake	- 12.4%
Lakeland	- 14.2%

### Cumulative Days on Market Until Sale



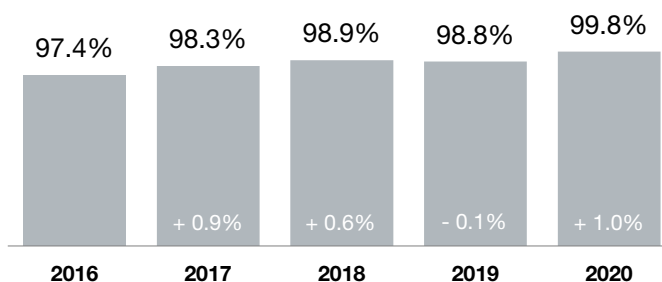
#### Top 5 Areas: Change in Cumulative Days on Market from 2019

Lake St. Croix Beach	+ 172.7%
Mendota	+ 62.8%
Excelsior	+ 54.9%
Wayzata	+ 26.7%
Columbus	+ 24.1%

#### Bottom 5 Areas: Change in Cumulative Days on Market from 2019

New Germany	- 45.3%
Bayport	- 46.6%
Saint Bonifacius	- 50.9%
Waterville	- 57.0%
Dellwood	- 59.2%

### Percent of Original List Price Received



#### Top 5 Areas: Change in Pct. of Orig. Price Received from 2019

Mendota	+ 5.0%
Winthrop	+ 4.8%
Lexington	+ 4.7%
Long Lake	+ 4.1%
Wayzata	+ 3.8%

#### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2019

North Oaks	- 0.7%
Marine on St. Croix	- 1.1%
Saint Paul - Downtown	- 1.3%
Minneapolis - Central	- 1.9%
Lake St. Croix Beach	- 3.2%

# Property Type Review

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

## 44

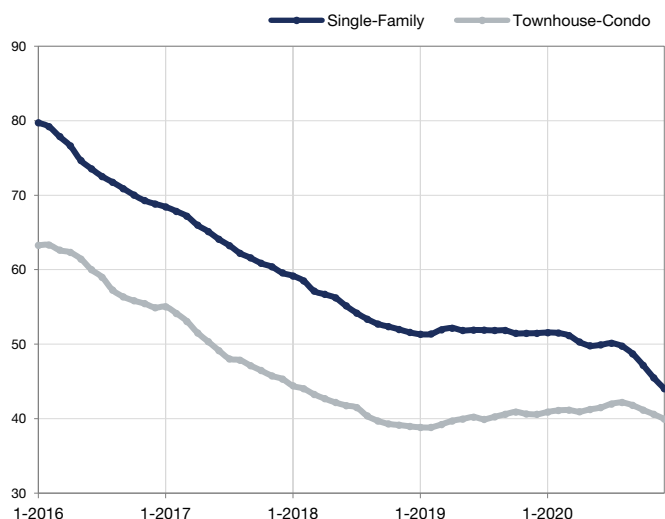
Average Cumulative Days on  
Market Single-Family

## 40

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 2020

<b>16-County Twin Cities Region</b>	<b>23.0%</b>
Minneapolis - Central	100.0%
Saint Paul - Downtown	100.0%
Minneapolis - University	60.7%
Wayzata	53.6%
Saint Paul - Summit-University	52.1%
Minneapolis - Calhoun-Isle	50.4%
Minneapolis - Phillips	50.0%
Lauderdale	50.0%
Apple Valley	49.7%
Hugo	48.8%
Little Canada	47.9%
Hopkins	45.3%
Excelsior	45.2%
Saint Paul - St. Anthony Park	44.8%
Burnsville	44.4%
Inver Grove Heights	43.3%
Saint Paul - Summit Hill	41.3%
Eagan	39.2%
Shoreview	39.1%
Eden Prairie	38.7%
Woodbury	37.8%
Vadnais Heights	37.0%
Maple Grove	37.0%
Oakdale	36.8%
Circle Pines	36.0%

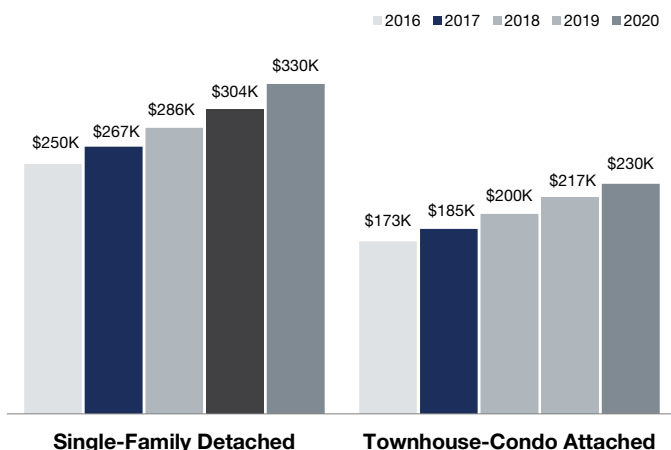
## + 8.6%

One-Year Change in Price  
Single-Family Detached

## + 6.0%

One-Year Change in Price  
Townhouse-Condo Attached

## Median Sales Price



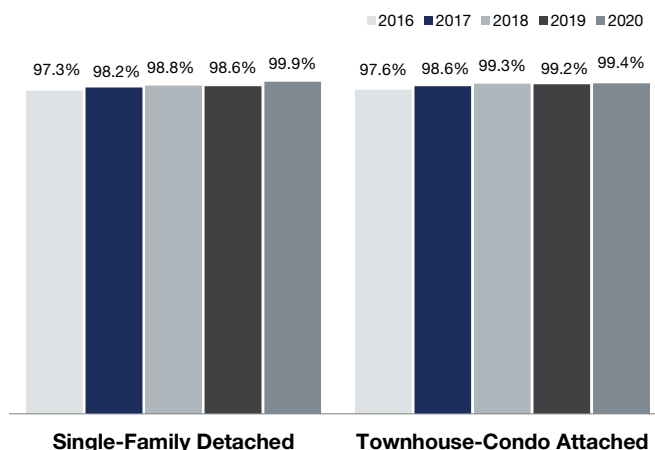
## 99.9%

Pct. of Orig. Price Received  
Single-Family Detached

## 99.4%

Pct. of Orig. Price Received  
Townhouse-Condo Attached

## Percent of Original List Price Received



# Distressed Homes Review

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

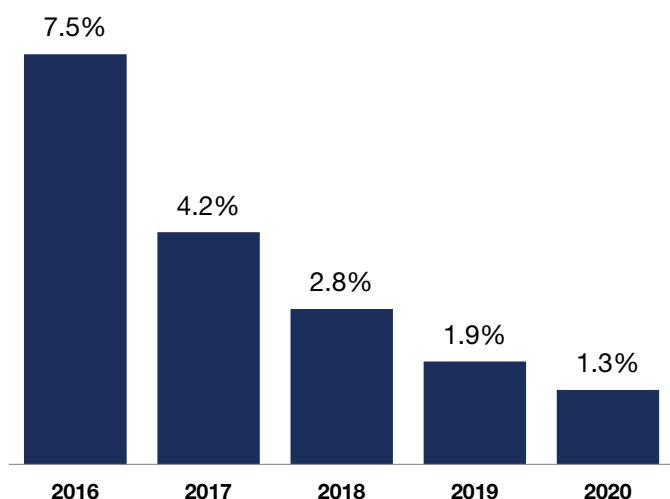
## 1.3%

Percent of Closed Sales in  
2020 That Were Distressed

## - 22.3%

One-Year Change in Sales of  
Distressed Properties

### Percent of Sales That Were Distressed



### Top Areas: Distressed Market Share in 2020

<b>16-County Twin Cities Region</b>	<b>1.3%</b>
Spring Park	11.1%
Le Center	8.3%
Onamia	7.8%
Maple Plain	7.4%
Pine City	5.6%
Tonka Bay	5.0%
Arlington	4.9%
Clear Lake	4.7%
Mora	4.7%
Cologne	4.6%
Spring Lake Park	4.5%
Rockford	4.0%
Grant	3.9%
Milaca	3.9%
Saint Paul - Dayton's Bluff	3.8%
Saint Bonifacius	3.6%
Waterville	3.6%
Lauderdale	3.6%
Albertville	3.5%
Cannon Falls	3.5%
Saint Paul - West Side	3.4%
Osseo	3.4%
Brooklyn Center	3.3%
Isanti	3.3%
Gaylord	3.2%

## + 24.0%

Three-Year Change in Price  
All Properties

## + 22.2%

Three-Year Change in Price  
Traditional Properties

## + 33.3%

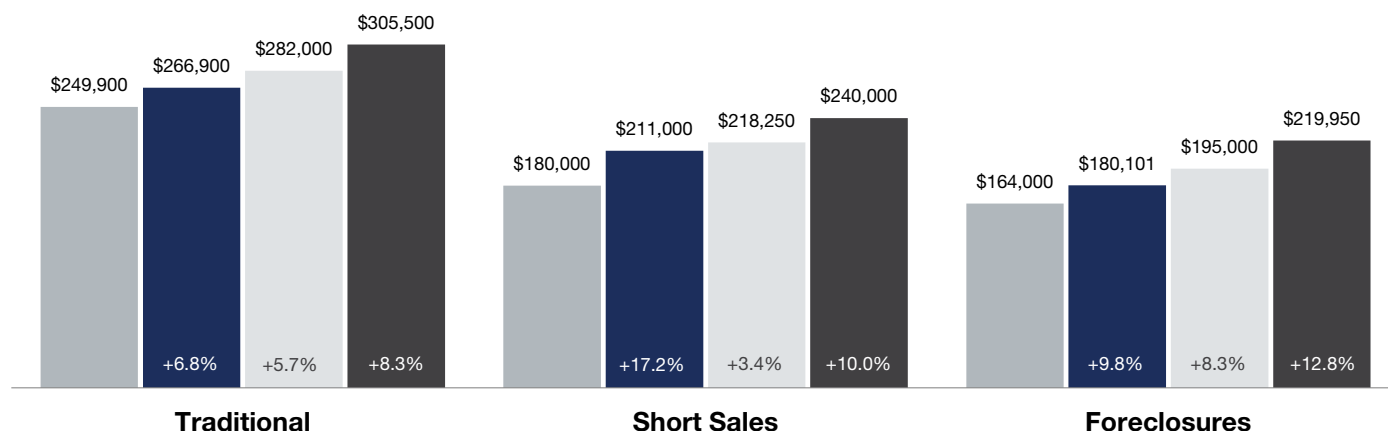
Three-Year Change in Price  
Short Sales

## + 34.1%

Three-Year Change in Price  
Foreclosures

### Median Sales Price

■ 2017 ■ 2018 ■ 2019 ■ 2020



# New Construction Review

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

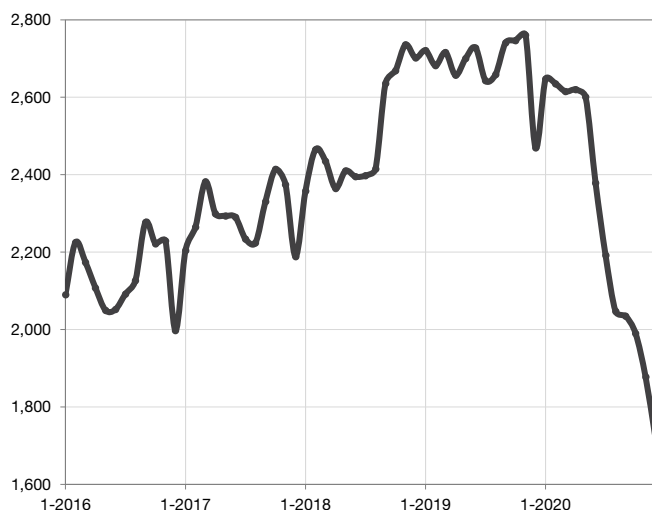
## Nov '19

## 1,043

Peak of  
New Construction Inventory

Drop in New Construction  
Inventory from Peak

### New Construction Homes for Sale



## 2.9

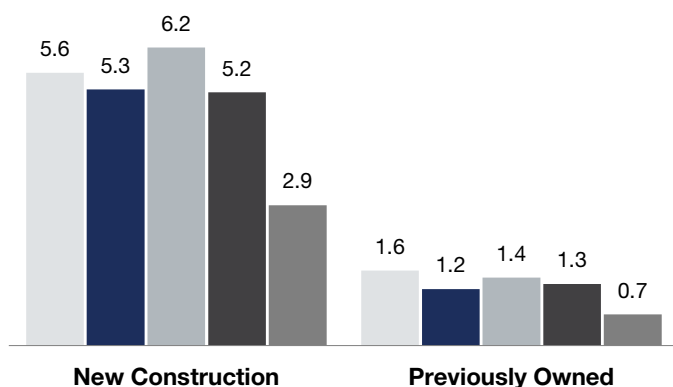
Year-End Months Supply  
New Construction

## 0.7

Year-End Months Supply  
Previously Owned

### Months Supply of Inventory

■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020



### Top Areas: New Construction Market Share in 2020

16-County Twin Cities Region	10.1%
Dayton	74.0%
Mendota	66.7%
Lake Elmo	51.2%
Corcoran	44.4%
Carver	43.9%
Otsego	42.3%
Excelsior	40.5%
Newport	40.2%
Bayport	39.5%
Victoria	34.1%
Columbus	33.3%
Minnetrissa	32.7%
Saint Francis	32.1%
Mayer	32.1%
Montgomery	29.7%
Rockford	29.7%
Lakeville	29.0%
Saint Michael	27.7%
Montrose	26.9%
Watertown	26.8%
Rogers	26.7%
Isanti	25.3%
Cottage Grove	24.8%
Lino Lakes	23.5%
Cologne	23.1%

## 100.0%

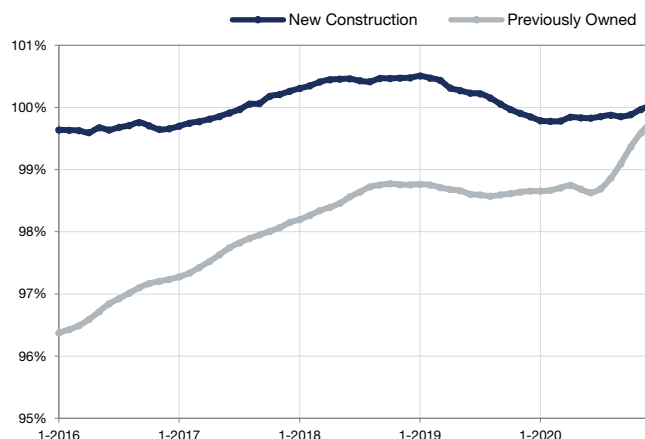
Pct. of Orig. Price Received  
New Construction

## 99.8%

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.

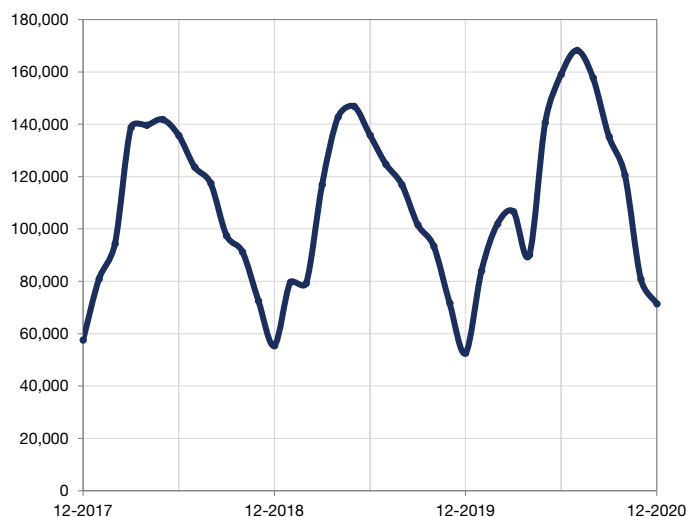
## 16

Number of Showings Before  
Pending

## + 14.3%

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

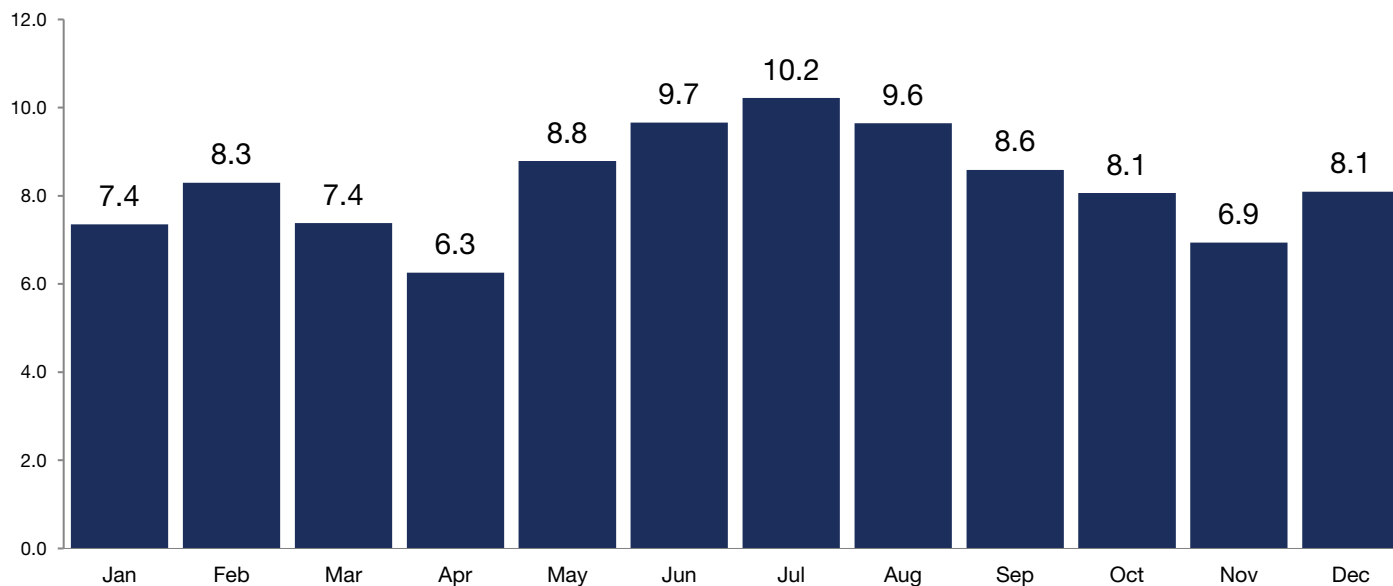
## 1,416,656

Total Showings in 2020

## July '20

Peak Total Showing Activity Month

### 2020 Monthly Showings per Listing



## 2020 Annual Housing Market Report – Twin Cities Metro

# Area Overview – Around the Metro

	Total Closed Sales	Change from 2019	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>64,479</b>	<b>+ 7.7%</b>	<b>10.1%</b>	<b>23.0%</b>	<b>1.3%</b>	<b>7.0</b>	<b>43</b>	<b>99.8%</b>
<b>13-County Twin Cities Region</b>	<b>63,281</b>	<b>+ 7.5%</b>	<b>10.1%</b>	<b>23.3%</b>	<b>1.3%</b>	<b>7.1</b>	<b>43</b>	<b>99.8%</b>
Afton	53	+ 47.2%	0.0%	0.0%	0.0%	3.7	100	95.1%
Albertville	170	+ 17.2%	13.5%	20.6%	3.5%	5.1	49	99.5%
Andover	617	+ 8.8%	14.9%	7.1%	1.0%	6.6	40	100.0%
Annandale	150	+ 21.0%	8.0%	2.7%	0.0%	3.9	70	97.8%
Anoka	281	+ 16.1%	3.6%	16.7%	2.1%	8.6	32	101.1%
Apple Valley	982	- 1.4%	0.5%	49.7%	1.4%	10.2	27	100.5%
Arden Hills	95	- 14.4%	0.0%	27.4%	1.1%	10.1	28	99.8%
Arlington	61	+ 125.9%	11.5%	0.0%	4.9%	3.7	63	99.7%
Bayport	76	+ 58.3%	39.5%	3.9%	0.0%	2.9	47	98.9%
Becker	193	+ 47.3%	8.8%	6.7%	1.6%	3.6	45	99.6%
Belle Plaine	172	+ 1.8%	6.4%	3.5%	0.6%	3.9	71	99.1%
Bethel	14	+ 27.3%	0.0%	0.0%	0.0%	--	25	103.2%
Big Lake	477	+ 22.6%	17.2%	4.4%	2.1%	4.5	45	100.2%
Birchwood Village	10	- 41.2%	0.0%	0.0%	0.0%	5.1	33	97.7%
Blaine	1,366	+ 6.1%	15.2%	31.9%	0.8%	7.5	38	100.7%
Bloomington	1,210	- 6.9%	0.0%	26.4%	1.2%	10.4	30	100.3%
Bloomington – East	361	- 12.4%	0.0%	17.2%	1.9%	12.3	27	100.9%
Bloomington – West	849	- 4.4%	0.0%	30.4%	0.8%	9.7	31	100.0%
Brainerd MSA	2,550	+ 20.9%	4.6%	4.9%	2.1%	2.2	96	96.5%
Brooklyn Center	478	+ 9.4%	3.3%	11.3%	3.3%	16.6	24	101.8%
Brooklyn Park	1,369	+ 10.2%	5.8%	30.9%	1.2%	10.8	30	100.5%
Buffalo	426	+ 28.7%	12.9%	8.7%	1.2%	5.3	56	99.2%
Burnsville	1,057	+ 6.7%	1.4%	44.4%	1.2%	10.2	31	100.3%
Cambridge	336	+ 18.7%	16.7%	13.1%	3.0%	4.5	41	100.4%
Cannon Falls	86	+ 2.4%	3.5%	8.1%	3.5%	3.3	68	96.6%
Carver	212	+ 53.6%	43.9%	7.5%	0.5%	3.2	55	99.0%
Centerville	87	+ 85.1%	23.0%	28.7%	0.0%	8.5	43	100.7%
Champlin	457	+ 6.5%	7.7%	23.2%	0.9%	7.6	30	100.5%
Chanhassen	520	- 3.5%	7.9%	33.1%	0.6%	5.2	48	98.7%
Chaska	557	+ 15.8%	12.9%	28.2%	0.5%	5.7	44	99.4%
Chisago	136	+ 28.3%	13.2%	9.6%	2.9%	3.4	68	99.3%
Circle Pines	114	- 8.8%	0.0%	36.0%	1.8%	10.0	21	101.3%
Clear Lake	128	+ 24.3%	10.2%	0.8%	4.7%	3.7	59	99.1%
Clearwater	91	+ 5.8%	11.0%	13.2%	1.1%	4.2	58	98.6%
Cleveland	14	+ 600.0%	0.0%	0.0%	0.0%	2.2	77	96.7%
Coates	2	0.0%	0.0%	0.0%	0.0%	2.0	15	111.9%
Cokato	96	+ 52.4%	1.0%	0.0%	2.1%	2.0	62	98.5%
Cologne	65	- 3.0%	23.1%	1.5%	4.6%	3.7	56	99.5%
Columbia Heights	330	- 4.9%	0.6%	14.8%	1.2%	13.3	24	101.4%
Columbus	63	+ 40.0%	33.3%	11.1%	0.0%	4.1	67	98.9%
Coon Rapids	1,211	+ 11.1%	1.1%	28.2%	1.7%	12.3	23	101.5%
Corcoran	169	+ 65.7%	44.4%	0.6%	2.4%	3.5	47	99.0%
Cottage Grove	812	+ 1.2%	24.8%	20.1%	0.9%	6.9	34	100.5%
Crystal	436	+ 2.8%	0.7%	2.3%	2.1%	15.5	19	102.5%

## 2020 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2019	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Dayton	327	+ 66.0%	74.0%	5.5%	0.3%	2.8	73	99.2%
Deephaven	90	+ 30.4%	3.3%	6.7%	0.0%	3.7	95	94.5%
Delano	191	+ 29.1%	20.4%	10.5%	1.6%	3.2	65	98.6%
Dellwood	15	- 11.8%	6.7%	0.0%	0.0%	2.7	71	93.1%
Eagan	969	- 9.3%	2.2%	39.2%	1.2%	10.2	31	100.1%
East Bethel	180	+ 7.8%	13.9%	0.0%	0.6%	7.0	52	99.9%
Eden Prairie	1,049	- 3.8%	1.3%	38.7%	0.7%	7.3	48	99.1%
Edina	1,013	+ 2.1%	5.9%	32.2%	0.6%	5.6	78	96.6%
Elk River	613	+ 0.8%	19.6%	19.7%	1.5%	5.7	51	100.0%
Elko New Market	130	+ 6.6%	7.7%	15.4%	1.5%	3.9	45	99.5%
Excelsior	42	+ 7.7%	40.5%	45.2%	0.0%	3.7	110	96.6%
Falcon Heights	49	+ 2.1%	0.0%	22.4%	2.0%	7.9	38	99.8%
Faribault	412	+ 11.7%	1.7%	6.8%	3.2%	4.2	54	98.4%
Farmington	604	+ 6.7%	7.1%	23.5%	0.7%	7.0	34	100.6%
Forest Lake	434	+ 12.4%	9.7%	24.2%	0.7%	5.1	51	99.5%
Fridley	456	+ 19.7%	9.2%	27.0%	1.5%	13.6	23	101.5%
Gaylord	31	- 16.2%	0.0%	0.0%	3.2%	2.9	47	96.4%
Gem Lake	12	- 42.9%	58.3%	50.0%	0.0%	4.6	74	97.9%
Golden Valley	426	+ 4.7%	0.2%	20.0%	1.9%	9.0	37	99.5%
Grant	51	- 1.9%	3.9%	0.0%	3.9%	4.3	108	96.7%
Greenfield	55	+ 37.5%	14.5%	18.2%	0.0%	2.8	128	97.9%
Greenwood	8	- 42.9%	0.0%	25.0%	0.0%	3.7	77	95.8%
Ham Lake	224	+ 5.7%	15.6%	4.9%	1.8%	6.3	60	98.8%
Hamburg	10	- 23.1%	0.0%	0.0%	0.0%	2.6	82	98.9%
Hammond	69	+ 16.9%	14.5%	0.0%	0.0%	3.1	68	99.2%
Hampton	20	- 61.5%	0.0%	0.0%	5.0%	4.2	60	93.0%
Hanover	76	+ 33.3%	19.7%	5.3%	1.3%	3.9	62	99.4%
Hastings	425	+ 2.2%	0.5%	27.1%	2.4%	5.3	45	99.4%
Hilltop	0	--	0.0%	0.0%	0.0%	7.0	0	0.0%
Hopkins	212	- 14.9%	0.5%	45.3%	0.9%	10.2	27	99.7%
Hudson	536	+ 4.9%	12.3%	20.3%	0.7%	4.0	73	98.9%
Hugo	434	+ 8.5%	22.1%	48.8%	0.7%	4.5	41	100.0%
Hutchinson	323	+ 2.5%	6.5%	7.7%	3.1%	4.6	51	98.3%
Independence	62	+ 14.8%	17.7%	0.0%	0.0%	3.7	85	97.9%
Inver Grove Heights	499	+ 2.7%	3.8%	43.3%	1.8%	6.7	33	100.5%
Isanti	300	+ 7.9%	25.3%	8.3%	3.3%	5.2	40	101.0%
Jordan	163	+ 28.3%	22.1%	11.7%	1.2%	4.3	72	98.7%
Lake Elmo	338	+ 21.6%	51.2%	14.2%	0.3%	2.7	84	98.4%
Lake Minnetonka Area	1,209	+ 12.4%	12.1%	17.4%	1.7%	4.0	81	96.8%
Lake St. Croix Beach	11	- 47.6%	9.1%	9.1%	0.0%	7.4	90	95.9%
Lakeland	24	- 25.0%	0.0%	0.0%	0.0%	5.0	64	96.9%
Lakeland Shores	3	- 57.1%	0.0%	0.0%	0.0%	2.2	96	102.7%
Lakeville	1,602	+ 18.1%	29.0%	19.5%	1.2%	5.2	42	99.8%
Lauderdale	28	- 17.6%	7.1%	50.0%	3.6%	11.5	37	99.0%
Le Center	36	+ 12.5%	2.8%	0.0%	8.3%	2.3	51	97.9%
Lexington	15	- 25.0%	0.0%	0.0%	0.0%	14.3	25	103.3%

# Area Overview – Around the Metro

	Total Closed Sales	Change from 2019	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Lilydale	26	+ 18.2%	0.0%	100.0%	0.0%	5.3	50	96.5%
Lindstrom	149	+ 29.6%	10.1%	14.8%	1.3%	4.5	48	99.6%
Lino Lakes	408	+ 14.3%	23.5%	21.8%	1.7%	5.1	44	100.1%
Little Canada	119	- 7.8%	0.0%	47.9%	1.7%	8.5	34	99.4%
Long Lake	36	+ 9.1%	0.0%	22.2%	2.8%	4.3	67	99.3%
Lonsdale	144	+ 13.4%	22.9%	0.7%	1.4%	3.1	76	100.6%
Loretto	13	- 13.3%	23.1%	15.4%	0.0%	4.1	50	100.2%
Mahtomedi	136	+ 9.7%	2.9%	11.0%	0.0%	5.9	53	99.4%
Maple Grove	1,572	+ 4.0%	8.2%	37.0%	1.2%	7.1	35	99.9%
Maple Lake	87	+ 11.5%	5.7%	6.9%	2.3%	4.2	55	98.9%
Maple Plain	27	+ 8.0%	22.2%	0.0%	7.4%	3.4	53	96.8%
Maplewood	618	+ 13.0%	1.1%	26.7%	2.1%	11.6	32	100.6%
Marine on St. Croix	28	+ 7.7%	3.6%	3.6%	0.0%	3.5	107	94.8%
Mayer	78	+ 11.4%	32.1%	7.7%	1.3%	2.2	66	99.6%
Medicine Lake	3	- 25.0%	0.0%	0.0%	0.0%	4.0	60	83.1%
Medina	166	+ 10.7%	19.3%	15.1%	0.0%	2.7	101	97.2%
Mendota	3	+ 50.0%	66.7%	0.0%	0.0%	5.0	153	106.8%
Mendota Heights	167	- 16.9%	1.2%	27.5%	1.2%	5.9	50	98.2%
Miesville	1	--	0.0%	0.0%	0.0%	8.3	18	99.0%
Milaca	154	+ 2.0%	3.9%	5.2%	3.9%	3.3	43	99.4%
Minneapolis - (Citywide)	5,927	+ 4.9%	2.8%	22.0%	1.2%	9.9	40	99.7%
Minneapolis - Calhoun-Isle	448	+ 1.8%	0.2%	50.4%	1.1%	12.8	71	96.4%
Minneapolis - Camden	668	- 0.7%	2.5%	1.2%	2.8%	6.0	33	101.2%
Minneapolis - Central	564	- 35.7%	11.5%	100.0%	1.1%	15.9	69	97.2%
Minneapolis - Longfellow	420	+ 6.1%	2.9%	1.4%	1.9%	12.0	30	101.5%
Minneapolis - Near North	364	+ 13.4%	4.4%	7.1%	2.7%	13.1	35	100.3%
Minneapolis - Nokomis	946	+ 28.4%	0.8%	4.0%	0.7%	13.6	26	100.6%
Minneapolis - Northeast	560	+ 18.9%	0.7%	7.7%	0.7%	9.5	24	101.5%
Minneapolis - Phillips	88	+ 2.3%	6.8%	50.0%	2.3%	12.4	39	100.6%
Minneapolis - Powderhorn	601	+ 10.7%	0.7%	22.1%	1.2%	8.5	28	100.9%
Minneapolis - Southwest	1,046	+ 17.4%	2.8%	7.4%	0.4%	6.7	46	98.2%
Minneapolis - University	211	+ 9.9%	0.5%	60.7%	0.9%	7.8	50	97.6%
Minnetonka	1,000	0.0%	3.4%	32.0%	1.1%	3.1	49	98.8%
Minnetonka Beach	9	- 10.0%	0.0%	0.0%	0.0%	3.1	52	97.0%
Minnetrista	220	+ 20.2%	32.7%	16.8%	0.9%	5.1	95	97.2%
Montgomery	111	+ 15.6%	29.7%	4.5%	0.9%	3.3	58	100.6%
Monticello	349	+ 17.1%	13.5%	20.6%	2.0%	5.1	42	99.9%
Montrose	130	+ 4.8%	26.9%	8.5%	2.3%	3.2	57	99.6%
Mora	171	+ 11.8%	7.6%	0.6%	4.7%	2.9	77	96.7%
Mound	251	+ 13.6%	1.2%	16.3%	3.2%	6.4	49	98.5%
Mounds View	132	- 12.6%	1.5%	14.4%	1.5%	9.3	23	101.3%
New Brighton	275	+ 1.9%	6.2%	26.2%	1.5%	12.7	26	100.6%
New Germany	16	+ 33.3%	0.0%	0.0%	0.0%	4.4	35	99.0%
New Hope	322	+ 9.9%	4.3%	9.0%	2.8%	12.0	23	101.8%
New Prague	248	+ 2.9%	12.1%	20.2%	1.6%	3.6	55	99.2%
New Richmond	366	+ 8.6%	17.2%	12.6%	0.3%	3.1	77	99.6%

## 2020 Annual Housing Market Report – Twin Cities Metro

# Area Overview – Around the Metro



	Total Closed Sales	Change from 2019	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
New Trier	1	- 50.0%	0.0%	0.0%	0.0%	27.5	15	90.1%
Newport	92	+ 29.6%	40.2%	3.3%	2.2%	9.1	27	100.4%
North Branch	327	+ 20.7%	22.0%	6.4%	3.1%	4.1	54	100.2%
North Oaks	119	+ 40.0%	14.3%	17.6%	0.0%	3.0	122	95.1%
North Saint Paul	245	+ 32.4%	13.5%	20.0%	2.4%	13.6	32	100.6%
Northfield	323	+ 6.6%	2.5%	29.1%	1.2%	4.1	65	98.0%
Norwood Young America	97	+ 34.7%	21.6%	13.4%	1.0%	2.1	87	99.1%
Nowthen	48	+ 26.3%	6.3%	0.0%	2.1%	6.8	41	99.9%
Oak Grove	134	- 0.7%	16.4%	0.0%	1.5%	4.7	44	100.7%
Oak Park Heights	72	+ 35.8%	6.9%	29.2%	0.0%	6.7	48	98.8%
Oakdale	506	+ 9.5%	0.6%	36.8%	2.2%	11.9	25	101.1%
Onamia	51	+ 8.5%	0.0%	17.6%	7.8%	1.5	90	94.7%
Orono	191	+ 5.5%	13.6%	7.9%	0.5%	3.3	99	95.3%
Osseo	29	+ 16.0%	0.0%	6.9%	3.4%	8.3	23	100.5%
Otsego	666	+ 13.7%	42.3%	26.0%	0.9%	4.2	45	99.8%
Pine City	142	+ 6.8%	4.9%	3.5%	5.6%	3.6	53	98.6%
Pine Springs	5	+ 25.0%	0.0%	0.0%	0.0%	7.7	52	98.4%
Plymouth	1,590	+ 4.1%	13.4%	34.0%	0.6%	6.7	40	99.6%
Princeton	311	+ 54.0%	14.5%	7.7%	2.6%	3.9	49	100.1%
Prior Lake	734	+ 15.2%	12.5%	27.2%	1.1%	4.7	56	99.0%
Ramsey	613	+ 9.5%	16.8%	32.5%	1.8%	6.1	34	100.4%
Randolph	11	+ 10.0%	9.1%	0.0%	0.0%	10.8	50	97.8%
Red Wing	330	+ 6.8%	3.9%	15.8%	3.0%	3.2	66	97.7%
Richfield	546	+ 8.1%	4.6%	13.2%	1.5%	13.6	22	102.2%
River Falls	280	+ 10.7%	14.6%	12.9%	1.8%	3.3	61	99.6%
Robbinsdale	313	+ 4.0%	1.9%	9.3%	1.0%	11.9	25	101.8%
Rockford	101	+ 29.5%	29.7%	24.8%	4.0%	4.8	37	99.5%
Rogers	270	+ 6.3%	26.7%	22.6%	0.0%	4.3	39	99.6%
Rosemount	593	+ 4.4%	18.2%	31.9%	1.9%	5.7	35	100.0%
Roseville	539	+ 3.5%	1.9%	26.9%	1.3%	9.6	27	100.3%
Rush City	89	+ 53.4%	22.5%	6.7%	1.1%	3.3	46	99.7%
Saint Anthony	102	0.0%	0.0%	35.3%	1.0%	8.2	26	99.2%
Saint Bonifacius	56	+ 14.3%	0.0%	26.8%	3.6%	7.0	27	100.2%
Saint Cloud MSA	2,888	+ 7.9%	5.6%	3.9%	2.3%	3.9	62	97.6%
Saint Francis	193	+ 17.7%	32.1%	28.5%	2.1%	4.2	42	101.5%
Saint Louis Park	1,046	+ 20.4%	0.2%	26.6%	0.7%	10.3	34	99.9%
Saint Mary's Point	7	+ 250.0%	0.0%	0.0%	0.0%	7.5	87	100.5%
Saint Michael	419	+ 20.7%	27.7%	23.6%	0.7%	5.2	47	99.8%
Saint Paul	4,088	+ 14.1%	0.9%	13.5%	1.7%	11.2	38	100.1%
Saint Paul - Battle Creek / Highwood	287	+ 15.7%	0.7%	7.3%	1.7%	13.8	24	102.1%
Saint Paul - Como Park	271	+ 8.4%	0.0%	4.4%	1.5%	10.8	24	101.6%
Saint Paul - Dayton's Bluff	235	+ 16.3%	0.9%	7.2%	3.8%	13.9	37	100.5%
Saint Paul - Downtown	137	- 19.4%	0.0%	100.0%	0.7%	5.6	71	96.3%
Saint Paul - Greater East Side	461	+ 22.9%	0.9%	3.5%	1.1%	15.6	28	101.7%
Saint Paul - Hamline-Midway	211	+ 55.1%	0.0%	0.5%	0.5%	15.0	21	102.8%
Saint Paul - Highland Park	350	+ 10.1%	1.1%	10.6%	0.9%	7.9	39	99.2%



## 2020 Annual Housing Market Report – Twin Cities Metro

# Area Overview – Around the Metro



	Total Closed Sales	Change from 2019	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Saint Paul - Merriam Park / Lexington-Hamline	162	+ 16.5%	0.0%	2.5%	1.2%	9.0	43	98.2%
Saint Paul - Macalester-Groveland	335	+ 9.8%	1.8%	5.4%	0.6%	9.9	45	99.0%
Saint Paul - North End	273	+ 20.8%	2.2%	7.7%	1.8%	14.4	40	99.5%
Saint Paul - Payne-Phalen	415	+ 13.7%	2.2%	1.9%	3.1%	13.7	37	100.3%
Saint Paul - St. Anthony Park	67	- 22.1%	0.0%	44.8%	0.0%	7.8	31	99.2%
Saint Paul - Summit Hill	126	+ 43.2%	0.8%	41.3%	1.6%	5.2	75	96.8%
Saint Paul - Summit-University	211	- 0.9%	0.0%	52.1%	0.9%	8.0	69	98.1%
Saint Paul - Thomas-Dale (Frogtown)	145	+ 12.4%	1.4%	3.4%	1.4%	11.9	34	99.4%
Saint Paul - West Seventh	182	+ 19.7%	0.5%	24.7%	2.7%	11.5	39	99.7%
Saint Paul - West Side	203	+ 11.5%	0.0%	7.4%	3.4%	13.4	31	101.2%
Saint Paul Park	95	+ 5.6%	5.3%	17.9%	3.2%	7.8	29	101.0%
Savage	718	+ 11.7%	14.2%	26.2%	0.4%	5.3	36	100.5%
Scandia	73	+ 28.1%	2.7%	0.0%	1.4%	3.6	80	96.7%
Shakopee	851	+ 8.0%	12.0%	36.0%	1.4%	6.7	40	99.9%
Shoreview	450	+ 3.0%	1.3%	39.1%	0.4%	10.2	30	100.5%
Shorewood	166	- 1.2%	15.1%	12.0%	1.2%	4.5	67	97.2%
Somerset	110	- 8.3%	7.3%	9.1%	2.7%	2.6	74	98.7%
South Haven	71	+ 39.2%	1.4%	1.4%	0.0%	2.9	87	94.8%
South Saint Paul	339	- 4.8%	1.8%	3.5%	1.8%	10.6	31	100.9%
Spring Lake Park	89	- 3.3%	0.0%	19.1%	4.5%	14.1	24	102.2%
Spring Park	18	0.0%	0.0%	22.2%	11.1%	3.0	57	97.2%
Stacy	133	+ 155.8%	8.3%	12.8%	3.0%	5.7	34	100.5%
Stillwater	492	+ 24.9%	7.1%	17.7%	0.8%	5.4	51	98.7%
Sunfish Lake	6	- 14.3%	0.0%	0.0%	0.0%	2.3	98	95.5%
Tonka Bay	40	+ 100.0%	2.5%	5.0%	5.0%	3.0	107	95.3%
Vadnais Heights	211	- 7.0%	3.8%	37.0%	0.5%	9.2	31	100.7%
Vermillion	5	+ 400.0%	0.0%	0.0%	0.0%	11.7	6	104.1%
Victoria	305	+ 16.4%	34.1%	23.6%	1.3%	3.2	51	99.1%
Waconia	280	+ 28.4%	1.8%	22.5%	2.9%	4.3	32	100.0%
Watertown	127	+ 32.3%	26.8%	10.2%	0.0%	2.8	58	100.0%
Waterville	56	+ 47.4%	0.0%	7.1%	3.6%	2.1	43	95.6%
Wayzata	112	+ 12.0%	14.3%	53.6%	0.9%	10.5	128	95.2%
West Saint Paul	272	- 12.8%	0.4%	18.4%	0.7%	10.5	30	100.9%
White Bear Lake	504	+ 37.0%	0.4%	18.1%	0.8%	10.5	28	100.8%
Willernie	11	0.0%	9.1%	0.0%	0.0%	--	104	95.6%
Winthrop	22	- 33.3%	0.0%	0.0%	0.0%	2.4	63	96.5%
Woodbury	1,708	+ 3.5%	17.9%	37.8%	0.6%	6.4	43	99.3%
Woodland	12	+ 20.0%	0.0%	0.0%	0.0%	4.2	157	93.1%
Wyoming	140	+ 35.9%	10.0%	9.3%	2.1%	4.1	44	100.1%
Zimmerman	381	+ 22.9%	19.9%	7.6%	2.6%	2.2	36	100.9%
Zumbrota	109	+ 32.9%	22.0%	7.3%	0.0%	7.0	79	98.9%

# Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2019	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
<b>Minneapolis</b>	<b>5,927</b>	<b>+ 4.9%</b>	<b>2.8%</b>	<b>22.0%</b>	<b>1.2%</b>	<b>9.9</b>	<b>40</b>	<b>99.7%</b>
Armatage	139	+ 9.4%	2.2%	0.7%	0.0%	10.0	39	99.2%
Audubon Park	99	+ 19.3%	1.0%	0.0%	1.0%	14.4	18	103.0%
Bancroft	78	- 9.3%	0.0%	19.2%	2.6%	12.1	21	100.8%
Beltrami	10	+ 11.1%	10.0%	0.0%	0.0%	17.7	20	101.8%
Bottineau	22	+ 57.1%	0.0%	18.2%	0.0%	11.1	18	104.3%
Bryant	43	+ 26.5%	0.0%	0.0%	4.7%	11.5	22	101.1%
Bryn Mawr	58	+ 9.4%	0.0%	3.4%	0.0%	7.6	38	98.5%
Cedar - Isles - Dean	68	+ 9.7%	0.0%	57.4%	0.0%	6.9	69	96.4%
Cedar-Riverside	17	+ 21.4%	0.0%	94.1%	0.0%	5.4	65	96.9%
Central	43	- 27.1%	0.0%	4.7%	0.0%	10.6	26	101.3%
Cleveland	84	- 3.4%	2.4%	0.0%	0.0%	13.7	25	101.8%
Columbia Park	40	+ 81.8%	0.0%	0.0%	0.0%	12.5	25	100.8%
Cooper	76	+ 10.1%	2.6%	1.3%	0.0%	18.0	32	100.7%
Corcoran Neighborhood	55	+ 57.1%	1.8%	12.7%	1.8%	13.9	21	100.3%
Diamond Lake	132	+ 10.9%	0.8%	0.8%	0.8%	8.8	31	99.4%
Downtown East – Mpls	114	- 57.1%	43.0%	100.0%	0.0%	4.8	81	99.2%
Downtown West – Mpls	111	- 15.3%	0.9%	100.0%	0.9%	5.9	63	97.0%
East Calhoun (ECCO)	31	+ 3.3%	0.0%	45.2%	0.0%	8.8	68	94.2%
East Harriet	70	+ 25.0%	0.0%	15.7%	2.9%	8.9	50	96.5%
East Isles	50	+ 22.0%	0.0%	66.0%	2.0%	5.0	89	94.7%
East Phillips	25	+ 8.7%	20.0%	32.0%	4.0%	12.4	37	105.8%
Elliot Park	71	- 26.0%	9.9%	100.0%	0.0%	5.6	89	97.5%
Ericsson	65	+ 6.6%	3.1%	1.5%	0.0%	12.8	24	101.4%
Field	63	+ 34.0%	0.0%	1.6%	1.6%	12.1	26	101.5%
Folwell	113	+ 5.6%	8.8%	5.3%	2.7%	12.0	40	99.9%
Fulton	122	- 5.4%	6.6%	0.0%	0.0%	7.1	65	97.9%
Hale	82	+ 20.6%	2.4%	0.0%	0.0%	10.3	30	99.8%
Harrison	18	+ 157.1%	0.0%	0.0%	5.6%	11.2	32	103.2%
Hawthorne	49	- 5.8%	0.0%	8.2%	6.1%	8.3	39	98.7%
Hiawatha	101	+ 18.8%	4.0%	3.0%	2.0%	16.3	35	101.5%
Holland	55	+ 44.7%	1.8%	3.6%	0.0%	12.8	24	102.2%
Howe	117	- 3.3%	3.4%	0.9%	2.6%	16.8	26	101.8%
Jordan Neighborhood	120	+ 11.1%	7.5%	0.0%	2.5%	12.6	39	100.0%
Keewaydin	81	+ 44.6%	0.0%	4.9%	0.0%	25.4	18	102.0%
Kenny	105	+ 34.6%	1.9%	0.0%	0.0%	8.8	33	99.8%
Kenwood	19	+ 5.6%	5.3%	15.8%	0.0%	4.8	155	90.5%
Kenyon	44	- 12.0%	15.9%	4.5%	2.3%	2.0	100	96.4%
King Field	135	+ 2.3%	2.2%	11.9%	1.5%	11.6	31	99.1%
Lind-Bohanon	109	- 18.0%	0.9%	1.8%	6.4%	11.2	39	101.0%
Linden Hills	193	+ 36.9%	5.7%	22.3%	0.0%	6.5	59	96.7%
Logan Park	22	+ 4.8%	0.0%	40.9%	0.0%	11.4	40	98.5%
Longfellow	76	+ 13.4%	0.0%	0.0%	2.6%	16.5	27	102.2%

# Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2019	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Loring Park	65	- 44.0%	0.0%	100.0%	0.0%	6.2	81	95.1%
Lowry Hill	71	- 12.3%	0.0%	57.7%	0.0%	5.4	110	95.1%
Lowry Hill East	59	- 10.6%	0.0%	67.8%	1.7%	7.2	48	98.6%
Lyndale	60	+ 7.1%	0.0%	50.0%	0.0%	9.4	33	98.7%
Lynnhurst	135	+ 29.8%	1.5%	2.2%	0.0%	7.3	56	97.5%
Marcy Holmes	43	0.0%	2.3%	83.7%	2.3%	6.6	51	97.8%
Marshall Terrace	11	- 21.4%	0.0%	0.0%	0.0%	12.1	44	97.9%
McKinley	57	- 25.0%	3.5%	0.0%	3.5%	14.6	41	99.9%
Midtown Phillips	29	+ 11.5%	3.4%	55.2%	0.0%	9.8	29	98.0%
Minnehaha	108	+ 12.5%	0.9%	17.6%	1.9%	14.8	26	99.8%
Morris Park	92	+ 22.7%	1.1%	0.0%	1.1%	13.4	21	101.6%
Near North	46	+ 35.3%	6.5%	13.0%	4.3%	8.6	35	99.1%
Nicollet Island - East Bank	53	- 11.7%	0.0%	100.0%	0.0%	6.5	62	96.3%
North Loop	148	- 32.7%	5.4%	100.0%	0.7%	7.3	50	97.6%
Northeast Park	7	- 22.2%	0.0%	0.0%	0.0%	12.5	14	102.0%
Northrop	106	+ 58.2%	0.0%	1.9%	0.9%	16.1	17	101.9%
Page	43	+ 48.3%	0.0%	2.3%	0.0%	7.2	34	98.8%
Phillips West	17	- 5.6%	0.0%	58.8%	0.0%	8.7	63	98.5%
Powderhorn Park	85	+ 23.2%	0.0%	20.0%	1.2%	13.1	36	101.6%
Prospect Park – East River Road	59	+ 31.1%	0.0%	39.0%	0.0%	6.4	38	99.3%
Regina	69	+ 72.5%	0.0%	13.0%	1.4%	18.8	25	101.0%
Seward	50	- 7.4%	4.0%	2.0%	2.0%	9.6	28	101.4%
Sheridan	21	+ 50.0%	4.8%	4.8%	0.0%	--	13	101.6%
Shingle Creek	81	+ 58.8%	0.0%	0.0%	3.7%	13.8	24	101.7%
South Uptown	54	+ 1.9%	0.0%	31.5%	3.7%	8.4	50	97.7%
Southeast Como	39	+ 30.0%	0.0%	0.0%	2.6%	10.3	44	97.0%
St. Anthony East	27	+ 28.6%	0.0%	40.7%	0.0%	14.1	27	100.7%
St. Anthony West	17	- 10.5%	0.0%	64.7%	0.0%	7.5	58	99.2%
Standish	160	+ 27.0%	1.9%	3.1%	0.0%	18.5	20	102.8%
Stevens Square – Loring Heights	55	+ 14.6%	0.0%	100.0%	7.3%	8.0	65	94.8%
Sumner-Glenwood	17	+ 41.7%	0.0%	88.2%	0.0%	6.4	42	97.1%
Tangletown	83	+ 7.8%	0.0%	2.4%	0.0%	10.1	34	99.1%
University of Minnesota	0	--	0.0%	0.0%	0.0%		0	0.0%
Ventura Village	17	- 10.5%	0.0%	58.8%	5.9%	6.3	38	99.4%
Victory	114	- 1.7%	0.9%	0.0%	0.0%	10.9	31	102.8%
Waite Park	148	+ 2.8%	0.0%	0.0%	1.4%	13.9	21	101.2%
Webber-Camden	110	+ 6.8%	0.9%	0.0%	3.6%	14.7	29	101.0%
Wenonah	105	+ 32.9%	1.0%	0.0%	0.0%	13.8	31	99.9%
West Calhoun	38	+ 5.6%	0.0%	97.4%	2.6%	8.9	53	97.2%
Whittier	77	- 1.3%	0.0%	74.0%	1.3%	8.7	53	98.3%
Willard-Hay	114	+ 5.6%	3.5%	0.9%	0.9%	13.6	28	101.7%
Windom	64	+ 36.2%	0.0%	1.6%	0.0%	13.1	30	99.4%
Windom Park	81	+ 28.6%	0.0%	6.2%	1.2%	14.9	28	101.2%

# Area Overview – Townships

	Total Closed Sales	Change from 2019	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Baytown Township	7	-72.0%	0.0%	0.0%	0.0%	2.9	113	96.3%
Belle Plaine Township	2	0.0%	0.0%	0.0%	0.0%	2.0	94	100.4%
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	1	-66.7%	0.0%	0.0%	0.0%	1.4	124	90.2%
Cedar Lake Township	22	-4.3%	0.0%	27.3%	0.0%	--	92	95.9%
Credit River Township	18	-50.0%	11.1%	0.0%	5.6%	2.8	107	92.5%
Dahlgren Township	0	--	0.0%	0.0%	0.0%	3.2	0	0.0%
Douglas Township	0	--	0.0%	0.0%	0.0%	4.1	0	0.0%
Empire Township	6	-57.1%	0.0%	66.7%	0.0%	3.6	38	97.7%
Eureka Township	16	6.7%	0.0%	0.0%	6.3%	2.5	71	95.9%
Greenvale Township	1	-50.0%	0.0%	0.0%	0.0%	4.6	36	94.7%
Grey Cloud Island Township	1	-83.3%	0.0%	0.0%	0.0%		457	93.3%
Hancock Township	1	--	0.0%	0.0%	0.0%	4.1	6	105.0%
Hassan Township	0	--	0.0%	0.0%	0.0%	4.0	0	0.0%
Helena Township	1	-80.0%	0.0%	0.0%	0.0%		176	98.4%
Hollywood Township	0	--	0.0%	0.0%	0.0%	10.3	0	0.0%
Jackson Township	9	-18.2%	0.0%	0.0%	0.0%		105	91.4%
Laketown Township	6	-40.0%	0.0%	0.0%	0.0%	0.6	53	96.4%
Linwood Township	28	-47.2%	14.3%	0.0%	0.0%	2.6	51	101.1%
Louisville Township	1	-75.0%	0.0%	0.0%	0.0%	4.9	185	79.5%
Marshan Township	1	0.0%	0.0%	0.0%	0.0%	6.8	83	95.8%
May Township	7	-73.1%	0.0%	0.0%	14.3%	2.8	132	90.9%
New Market Township	3	-85.7%	66.7%	0.0%	0.0%	3.3	145	98.1%
Nininger Township	1	-66.7%	0.0%	0.0%	0.0%	4.3	141	94.4%
Randolph Township	0	--	0.0%	0.0%	0.0%	3.6	0	0.0%
Ravenna Township	1	-88.9%	0.0%	0.0%	0.0%	5.9	18	107.1%
San Francisco Township	0	--	0.0%	0.0%	0.0%	6.7	0	0.0%
Sand Creek Township	1	-50.0%	0.0%	0.0%	0.0%	3.3	145	96.7%
Sciota Township	0	--	0.0%	0.0%	0.0%	2.6	0	0.0%
Spring Lake Township	9	-60.9%	11.1%	0.0%	0.0%	--	97	97.1%
St. Lawrence Township	0	--	0.0%	0.0%	0.0%	14.0	0	0.0%
Stillwater Township	7	-53.3%	0.0%	0.0%	0.0%	4.9	84	96.1%
Vermillion Township	0	--	0.0%	0.0%	0.0%	12.0	0	0.0%
Waconia Township	3	-40.0%	0.0%	0.0%	0.0%	4.8	47	93.1%
Waterford Township	0	--	0.0%	0.0%	0.0%	7.4	0	0.0%
Watertown Township	3	-25.0%	0.0%	0.0%	0.0%	2.7	407	84.9%
West Lakeland Township	24	-41.5%	4.2%	0.0%	0.0%	4.8	99	98.3%
White Bear Township	137	-21.3%	7.3%	40.9%	0.0%	2.5	38	99.9%
Young America Township	0	--	0.0%	0.0%	0.0%	3.5	0	0.0%

# Area Overview – Counties

	Total Closed Sales	Change from 2019	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	6,543	+ 9.7%	11.6%	22.7%	1.4%	8.2	34	100.8%
Carver County	2,271	+ 13.8%	18.1%	22.6%	1.1%	4.2	50	99.2%
Chisago County	1,132	+ 17.9%	15.7%	9.6%	2.1%	3.9	53	99.7%
Dakota County	7,602	+ 2.3%	9.1%	32.5%	1.3%	7.7	35	100.1%
Goodhue County	732	+ 8.0%	9.0%	12.4%	2.7%	2.8	74	97.6%
Hennepin County	21,423	+ 5.6%	6.6%	25.0%	1.2%	8.2	42	99.6%
Isanti County	842	+ 7.0%	17.8%	8.9%	3.3%	4.9	43	100.4%
Kanabec County	264	+ 2.7%	4.9%	0.4%	4.9%	3.0	76	96.9%
Le Sueur County	495	+ 27.6%	11.1%	9.3%	1.8%	2.7	63	98.2%
Mille Lacs County	508	+ 11.4%	6.7%	9.1%	3.3%	2.7	66	97.8%
Ramsey County	7,637	+ 10.5%	2.1%	20.5%	1.5%	10.5	36	100.2%
Rice County	952	+ 9.3%	6.3%	12.0%	2.0%	3.9	61	98.6%
Scott County	2,970	+ 7.6%	12.6%	25.5%	1.1%	5.0	48	99.6%
Sherburne County	2,012	+ 6.2%	17.3%	9.6%	2.2%	4.5	47	100.0%
Sibley County	195	+ 26.6%	7.2%	0.5%	5.1%	2.9	76	97.6%
St. Croix County	1,685	+ 6.3%	13.6%	12.6%	0.8%	3.3	76	99.1%
Washington County	5,534	+ 7.3%	17.1%	27.2%	0.9%	5.8	47	99.5%
Wright County	3,163	+ 18.5%	23.0%	15.7%	1.5%	4.2	53	99.3%



# Median Prices – Around the Metro

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
<b>16-County Twin Cities Region</b>	<b>\$230,000</b>	<b>\$246,000</b>	<b>\$265,000</b>	<b>\$280,000</b>	<b>\$305,000</b>	<b>+ 8.9%</b>	<b>+ 32.6%</b>
<b>13-County Twin Cities Region</b>	<b>\$232,000</b>	<b>\$247,800</b>	<b>\$265,000</b>	<b>\$282,000</b>	<b>\$307,000</b>	<b>+ 8.9%</b>	<b>+ 32.3%</b>
Afton	\$452,500	\$431,000	\$492,000	\$508,500	\$562,000	+ 10.5%	+ 24.2%
Albertville	\$225,000	\$239,900	\$255,300	\$259,350	\$314,950	+ 21.4%	+ 40.0%
Andover	\$268,000	\$290,000	\$305,000	\$336,250	\$363,917	+ 8.2%	+ 35.8%
Annandale	\$205,000	\$222,400	\$227,800	\$245,000	\$282,000	+ 15.1%	+ 37.6%
Anoka	\$195,000	\$206,500	\$230,000	\$235,000	\$257,000	+ 9.4%	+ 31.8%
Apple Valley	\$229,900	\$245,800	\$265,000	\$282,000	\$290,000	+ 2.8%	+ 26.1%
Arden Hills	\$299,000	\$301,000	\$361,000	\$339,000	\$362,000	+ 6.8%	+ 21.1%
Arlington	\$127,000	\$139,900	\$145,145	\$159,900	\$183,000	+ 14.4%	+ 44.1%
Bayport	\$233,250	\$300,000	\$429,500	\$422,400	\$425,113	+ 0.6%	+ 82.3%
Becker	\$193,250	\$211,450	\$219,900	\$249,900	\$260,000	+ 4.0%	+ 34.5%
Belle Plaine	\$207,050	\$225,000	\$242,300	\$255,000	\$279,000	+ 9.4%	+ 34.8%
Bethel	\$199,450	\$205,500	\$230,000	\$196,000	\$230,000	+ 17.3%	+ 15.3%
Big Lake	\$200,000	\$210,000	\$234,000	\$244,450	\$276,950	+ 13.3%	+ 38.5%
Birchwood Village	\$289,000	\$340,000	\$365,000	\$352,000	\$347,500	- 1.3%	+ 20.2%
Blaine	\$230,000	\$242,500	\$265,000	\$280,000	\$302,500	+ 8.0%	+ 31.5%
Bloomington	\$232,000	\$250,000	\$260,000	\$279,900	\$299,500	+ 7.0%	+ 29.1%
Bloomington – East	\$210,000	\$231,950	\$242,000	\$259,950	\$277,000	+ 6.6%	+ 31.9%
Bloomington – West	\$250,000	\$264,750	\$279,777	\$301,000	\$315,375	+ 4.8%	+ 26.2%
Brainerd MSA	\$180,000	\$193,000	\$208,000	\$220,000	\$250,000	+ 13.6%	+ 38.9%
Brooklyn Center	\$165,000	\$186,125	\$204,000	\$220,000	\$240,000	+ 9.1%	+ 45.5%
Brooklyn Park	\$214,200	\$229,900	\$249,900	\$265,000	\$283,255	+ 6.9%	+ 32.2%
Buffalo	\$204,900	\$234,000	\$240,000	\$251,500	\$275,000	+ 9.3%	+ 34.2%
Burnsville	\$234,950	\$244,550	\$262,000	\$274,450	\$299,000	+ 8.9%	+ 27.3%
Cambridge	\$169,900	\$190,500	\$206,000	\$224,200	\$245,000	+ 9.3%	+ 44.2%
Cannon Falls	\$203,500	\$233,000	\$246,500	\$261,750	\$274,500	+ 4.9%	+ 34.9%
Carver	\$296,090	\$345,000	\$367,167	\$367,500	\$393,070	+ 7.0%	+ 32.8%
Centerville	\$235,000	\$243,000	\$263,250	\$273,000	\$300,950	+ 10.2%	+ 28.1%
Champlin	\$224,000	\$239,450	\$255,000	\$270,000	\$288,000	+ 6.7%	+ 28.6%
Chanhassen	\$336,950	\$346,000	\$357,500	\$390,110	\$410,000	+ 5.1%	+ 21.7%
Chaska	\$272,500	\$292,750	\$289,950	\$308,000	\$347,000	+ 12.7%	+ 27.3%
Chisago	\$250,000	\$255,000	\$283,800	\$290,000	\$331,000	+ 14.1%	+ 32.4%
Circle Pines	\$180,000	\$191,050	\$210,000	\$218,938	\$237,750	+ 8.6%	+ 32.1%
Clear Lake	\$177,000	\$214,900	\$215,500	\$250,950	\$262,100	+ 4.4%	+ 48.1%
Clearwater	\$190,000	\$180,000	\$213,875	\$209,000	\$248,485	+ 18.9%	+ 30.8%
Cleveland	\$191,950	\$319,000	\$189,000	\$184,950	\$413,000	+ 123.3%	+ 115.2%
Coates	\$0	\$112,500	\$0	\$228,850	\$223,800	- 2.2%	--
Cokato	\$159,550	\$158,500	\$158,700	\$200,000	\$182,500	- 8.8%	+ 14.4%
Cologne	\$240,000	\$291,625	\$321,500	\$341,700	\$325,365	- 4.8%	+ 35.6%
Columbia Heights	\$173,950	\$190,000	\$209,900	\$220,222	\$241,000	+ 9.4%	+ 38.5%
Columbus	\$263,000	\$277,500	\$365,500	\$369,900	\$400,000	+ 8.1%	+ 52.1%
Coon Rapids	\$190,000	\$204,250	\$227,000	\$235,000	\$256,950	+ 9.3%	+ 35.2%
Corcoran	\$378,000	\$431,200	\$439,243	\$474,153	\$500,000	+ 5.5%	+ 32.3%
Cottage Grove	\$240,000	\$250,000	\$262,500	\$290,000	\$315,000	+ 8.6%	+ 31.3%
Crystal	\$185,450	\$200,000	\$220,000	\$233,500	\$255,000	+ 9.2%	+ 37.5%

# Median Prices – Around the Metro

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Dayton	\$349,950	\$425,083	\$400,000	\$435,000	\$450,765	+ 3.6%	+ 28.8%
Deephaven	\$581,000	\$689,000	\$910,000	\$779,900	\$760,000	- 2.6%	+ 30.8%
Delano	\$280,000	\$295,000	\$315,560	\$327,014	\$349,900	+ 7.0%	+ 25.0%
Dellwood	\$532,000	\$600,000	\$587,500	\$725,000	\$652,850	- 10.0%	+ 22.7%
Eagan	\$259,000	\$267,250	\$280,000	\$305,000	\$320,000	+ 4.9%	+ 23.6%
East Bethel	\$237,500	\$253,250	\$269,900	\$287,250	\$335,500	+ 16.8%	+ 41.3%
Eden Prairie	\$308,500	\$329,500	\$337,000	\$359,750	\$380,000	+ 5.6%	+ 23.2%
Edina	\$435,005	\$460,000	\$450,000	\$472,900	\$520,000	+ 10.0%	+ 19.5%
Elk River	\$230,000	\$245,000	\$262,500	\$273,000	\$314,900	+ 15.3%	+ 36.9%
Elko New Market	\$305,000	\$300,000	\$329,900	\$325,000	\$355,000	+ 9.2%	+ 16.4%
Excelsior	\$502,000	\$529,500	\$605,000	\$600,000	\$794,597	+ 32.4%	+ 58.3%
Falcon Heights	\$288,800	\$270,000	\$298,900	\$310,500	\$356,500	+ 14.8%	+ 23.4%
Faribault	\$159,000	\$175,000	\$177,370	\$190,500	\$215,000	+ 12.9%	+ 35.2%
Farmington	\$229,900	\$251,900	\$261,000	\$272,000	\$300,000	+ 10.3%	+ 30.5%
Forest Lake	\$230,000	\$250,500	\$269,900	\$305,000	\$303,750	- 0.4%	+ 32.1%
Fridley	\$187,800	\$199,900	\$219,900	\$240,500	\$260,000	+ 8.1%	+ 38.4%
Gaylord	\$115,000	\$97,500	\$143,900	\$137,500	\$140,000	+ 1.8%	+ 21.7%
Gem Lake	\$205,000	\$617,500	\$500,000	\$626,889	\$565,000	- 9.9%	+ 175.6%
Golden Valley	\$290,275	\$312,750	\$309,950	\$342,750	\$367,450	+ 7.2%	+ 26.6%
Grant	\$404,650	\$472,000	\$567,750	\$608,750	\$641,000	+ 5.3%	+ 58.4%
Greenfield	\$420,000	\$395,250	\$350,000	\$420,000	\$529,900	+ 26.2%	+ 26.2%
Greenwood	\$1,233,450	\$1,227,350	\$1,250,000	\$1,012,500	\$980,000	- 3.2%	- 20.5%
Ham Lake	\$319,000	\$329,900	\$358,200	\$374,500	\$417,000	+ 11.3%	+ 30.7%
Hamburg	\$186,000	\$197,750	\$149,900	\$181,000	\$216,000	+ 19.3%	+ 16.1%
Hammond	\$174,000	\$204,500	\$228,250	\$232,500	\$255,000	+ 9.7%	+ 46.6%
Hampton	\$113,750	\$87,000	\$112,950	\$100,000	\$296,000	+ 196.0%	+ 160.2%
Hanover	\$289,950	\$309,730	\$312,000	\$328,000	\$358,450	+ 9.3%	+ 23.6%
Hastings	\$206,000	\$205,000	\$225,000	\$244,000	\$260,000	+ 6.6%	+ 26.2%
Hilltop	\$56,000	\$71,250	\$79,000	\$91,250	\$0	- 100.0%	- 100.0%
Hopkins	\$215,000	\$218,650	\$250,000	\$259,950	\$288,000	+ 10.8%	+ 34.0%
Hudson	\$263,000	\$294,361	\$297,250	\$336,000	\$363,000	+ 8.0%	+ 38.0%
Hugo	\$230,900	\$233,200	\$235,250	\$280,000	\$322,500	+ 15.2%	+ 39.7%
Hutchinson	\$147,400	\$161,000	\$170,000	\$181,000	\$200,000	+ 10.5%	+ 35.7%
Independence	\$535,000	\$460,000	\$561,000	\$552,000	\$680,000	+ 23.2%	+ 27.1%
Inver Grove Heights	\$216,000	\$230,000	\$255,000	\$265,250	\$270,000	+ 1.8%	+ 25.0%
Isanti	\$177,900	\$189,900	\$220,000	\$231,035	\$250,485	+ 8.4%	+ 40.8%
Jordan	\$255,000	\$265,880	\$285,727	\$300,550	\$335,000	+ 11.5%	+ 31.4%
Lake Elmo	\$406,550	\$432,500	\$473,439	\$468,619	\$495,250	+ 5.7%	+ 21.8%
Lake Minnetonka Area	\$398,750	\$450,000	\$499,061	\$488,250	\$501,750	+ 2.8%	+ 25.8%
Lake St. Croix Beach	\$220,900	\$182,500	\$225,075	\$233,750	\$250,000	+ 7.0%	+ 13.2%
Lakeland	\$255,000	\$276,500	\$271,000	\$298,500	\$315,600	+ 5.7%	+ 23.8%
Lakeland Shores	\$278,500	\$800,000	\$650,000	\$360,000	\$360,000	0.0%	+ 29.3%
Lakeville	\$307,000	\$325,000	\$356,500	\$370,999	\$397,048	+ 7.0%	+ 29.3%
Lauderdale	\$187,500	\$196,000	\$213,750	\$225,000	\$225,000	0.0%	+ 20.0%
Le Center	\$121,900	\$136,000	\$153,000	\$150,500	\$177,450	+ 17.9%	+ 45.6%
Lexington	\$200,775	\$202,605	\$203,000	\$239,900	\$245,000	+ 2.1%	+ 22.0%

# Median Prices – Around the Metro

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Lilydale	\$212,500	\$292,750	\$275,000	\$342,500	\$389,900	+ 13.8%	+ 83.5%
Lindstrom	\$211,814	\$225,000	\$236,330	\$271,997	\$293,150	+ 7.8%	+ 38.4%
Lino Lakes	\$274,900	\$304,500	\$305,521	\$310,000	\$352,000	+ 13.5%	+ 28.0%
Little Canada	\$219,000	\$248,750	\$262,250	\$265,000	\$268,700	+ 1.4%	+ 22.7%
Long Lake	\$245,025	\$336,250	\$382,500	\$349,900	\$337,500	- 3.5%	+ 37.7%
Lonsdale	\$222,222	\$234,950	\$253,000	\$274,050	\$293,291	+ 7.0%	+ 32.0%
Loretto	\$226,250	\$290,000	\$257,600	\$266,500	\$376,750	+ 41.4%	+ 66.5%
Mahtomedi	\$306,910	\$328,500	\$345,000	\$370,000	\$400,000	+ 8.1%	+ 30.3%
Maple Grove	\$256,900	\$274,025	\$297,500	\$314,885	\$335,550	+ 6.6%	+ 30.6%
Maple Lake	\$177,500	\$195,000	\$205,000	\$233,337	\$257,000	+ 10.1%	+ 44.8%
Maple Plain	\$253,000	\$271,750	\$300,500	\$285,000	\$329,900	+ 15.8%	+ 30.4%
Maplewood	\$199,900	\$219,950	\$235,000	\$250,000	\$267,000	+ 6.8%	+ 33.6%
Marine on St. Croix	\$376,825	\$335,000	\$510,250	\$380,000	\$482,500	+ 27.0%	+ 28.0%
Mayer	\$224,950	\$239,000	\$266,950	\$276,610	\$289,900	+ 4.8%	+ 28.9%
Medicine Lake	\$657,500	\$677,500	\$0	\$760,000	\$750,000	- 1.3%	+ 14.1%
Medina	\$541,250	\$640,000	\$675,000	\$616,560	\$675,373	+ 9.5%	+ 24.8%
Mendota	\$221,000	\$0	\$372,500	\$612,500	\$960,000	+ 56.7%	+ 334.4%
Mendota Heights	\$360,000	\$389,450	\$385,000	\$424,250	\$406,000	- 4.3%	+ 12.8%
Miesville	\$274,000	\$217,500	\$122,000	\$0	\$296,000	--	+ 8.0%
Milaca	\$149,900	\$159,900	\$170,000	\$185,000	\$205,000	+ 10.8%	+ 36.8%
Minneapolis - (Citywide)	\$230,000	\$242,000	\$265,000	\$280,000	\$300,000	+ 7.1%	+ 30.4%
Minneapolis - Calhoun-Isle	\$343,000	\$340,000	\$362,500	\$360,000	\$389,500	+ 8.2%	+ 13.6%
Minneapolis - Camden	\$136,200	\$155,000	\$175,000	\$190,000	\$209,000	+ 10.0%	+ 53.5%
Minneapolis - Central	\$301,250	\$310,500	\$386,109	\$388,000	\$343,000	- 11.6%	+ 13.9%
Minneapolis - Longfellow	\$229,449	\$250,000	\$265,950	\$280,000	\$310,000	+ 10.7%	+ 35.1%
Minneapolis - Near North	\$134,000	\$155,000	\$171,000	\$189,900	\$216,500	+ 14.0%	+ 61.6%
Minneapolis - Nokomis	\$245,000	\$260,000	\$275,000	\$291,000	\$324,900	+ 11.6%	+ 32.6%
Minneapolis - Northeast	\$219,625	\$236,000	\$255,000	\$274,900	\$292,000	+ 6.2%	+ 33.0%
Minneapolis - Phillips	\$156,500	\$177,000	\$185,000	\$195,500	\$220,750	+ 12.9%	+ 41.1%
Minneapolis - Powderhorn	\$200,000	\$215,000	\$235,000	\$250,000	\$268,750	+ 7.5%	+ 34.4%
Minneapolis - Southwest	\$350,000	\$382,500	\$390,000	\$412,500	\$432,000	+ 4.7%	+ 23.4%
Minneapolis - University	\$255,000	\$243,500	\$277,200	\$275,000	\$298,992	+ 8.7%	+ 17.3%
Minnetonka	\$307,350	\$335,000	\$347,500	\$358,250	\$399,000	+ 11.4%	+ 29.8%
Minnetonka Beach	\$1,305,000	\$1,640,000	\$1,287,750	\$1,617,500	\$1,548,797	- 4.2%	+ 18.7%
Minnetrista	\$456,500	\$458,000	\$492,460	\$498,004	\$490,598	- 1.5%	+ 7.5%
Montgomery	\$133,000	\$159,233	\$187,500	\$186,500	\$231,800	+ 24.3%	+ 74.3%
Monticello	\$199,600	\$214,000	\$229,950	\$240,000	\$263,000	+ 9.6%	+ 31.8%
Montrose	\$186,250	\$203,000	\$217,700	\$225,000	\$247,000	+ 9.8%	+ 32.6%
Mora	\$122,900	\$143,150	\$160,000	\$160,000	\$192,500	+ 20.3%	+ 56.6%
Mound	\$224,500	\$249,950	\$247,500	\$264,900	\$300,000	+ 13.3%	+ 33.6%
Mounds View	\$195,000	\$223,000	\$252,500	\$249,950	\$268,650	+ 7.5%	+ 37.8%
New Brighton	\$241,250	\$245,000	\$260,000	\$277,500	\$307,500	+ 10.8%	+ 27.5%
New Germany	\$144,900	\$212,930	\$185,900	\$192,500	\$233,950	+ 21.5%	+ 61.5%
New Hope	\$220,000	\$225,000	\$244,000	\$259,900	\$292,250	+ 12.4%	+ 32.8%
New Prague	\$250,000	\$248,171	\$268,000	\$273,950	\$298,691	+ 9.0%	+ 19.5%
New Richmond	\$196,000	\$205,000	\$225,000	\$244,841	\$263,950	+ 7.8%	+ 34.7%

# Median Prices – Around the Metro

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
New Trier	\$0	\$205,088	\$69,100	\$239,900	\$135,000	- 43.7%	--
Newport	\$189,500	\$203,500	\$260,000	\$290,000	\$311,000	+ 7.2%	+ 64.1%
North Branch	\$187,000	\$207,000	\$230,000	\$229,900	\$264,400	+ 15.0%	+ 41.4%
North Oaks	\$650,000	\$660,000	\$717,500	\$780,000	\$778,500	- 0.2%	+ 19.8%
North Saint Paul	\$196,000	\$210,500	\$222,450	\$239,900	\$256,000	+ 6.7%	+ 30.6%
Northfield	\$225,950	\$243,500	\$258,000	\$264,450	\$281,950	+ 6.6%	+ 24.8%
Norwood Young America	\$180,000	\$214,450	\$220,000	\$222,450	\$230,000	+ 3.4%	+ 27.8%
Nowthen	\$323,000	\$329,900	\$352,750	\$394,500	\$391,500	- 0.8%	+ 21.2%
Oak Grove	\$286,000	\$324,950	\$325,000	\$342,500	\$372,500	+ 8.8%	+ 30.2%
Oak Park Heights	\$224,750	\$235,000	\$240,000	\$243,000	\$277,750	+ 14.3%	+ 23.6%
Oakdale	\$210,250	\$211,250	\$225,000	\$234,000	\$257,500	+ 10.0%	+ 22.5%
Onamia	\$124,200	\$160,000	\$149,775	\$165,000	\$191,500	+ 16.1%	+ 54.2%
Orono	\$616,000	\$639,000	\$727,804	\$724,550	\$760,000	+ 4.9%	+ 23.4%
Osseo	\$219,000	\$205,000	\$215,000	\$250,000	\$257,900	+ 3.2%	+ 17.8%
Otsego	\$252,500	\$255,500	\$305,000	\$329,945	\$346,881	+ 5.1%	+ 37.4%
Pine City	\$155,000	\$149,963	\$149,500	\$189,000	\$207,000	+ 9.5%	+ 33.5%
Pine Springs	\$451,500	\$376,000	\$494,000	\$423,375	\$465,000	+ 9.8%	+ 3.0%
Plymouth	\$325,000	\$341,000	\$369,900	\$380,000	\$392,000	+ 3.2%	+ 20.6%
Princeton	\$182,450	\$181,400	\$215,000	\$236,250	\$259,900	+ 10.0%	+ 42.4%
Prior Lake	\$295,000	\$296,000	\$325,000	\$360,849	\$399,500	+ 10.7%	+ 35.4%
Ramsey	\$230,000	\$239,900	\$262,500	\$274,900	\$300,496	+ 9.3%	+ 30.7%
Randolph	\$247,000	\$254,500	\$220,000	\$288,500	\$374,900	+ 29.9%	+ 51.8%
Red Wing	\$160,000	\$168,000	\$184,000	\$191,250	\$215,000	+ 12.4%	+ 34.4%
Richfield	\$221,625	\$235,700	\$250,000	\$272,000	\$290,000	+ 6.6%	+ 30.9%
River Falls	\$204,950	\$230,000	\$237,500	\$247,200	\$289,923	+ 17.3%	+ 41.5%
Robbinsdale	\$185,000	\$205,000	\$223,200	\$240,000	\$264,000	+ 10.0%	+ 42.7%
Rockford	\$212,200	\$213,250	\$234,000	\$257,449	\$279,000	+ 8.4%	+ 31.5%
Rogers	\$287,250	\$315,000	\$330,000	\$331,900	\$360,900	+ 8.7%	+ 25.6%
Rosemount	\$261,350	\$273,450	\$293,000	\$310,000	\$336,500	+ 8.5%	+ 28.8%
Roseville	\$225,425	\$243,000	\$262,000	\$275,000	\$290,000	+ 5.5%	+ 28.6%
Rush City	\$155,000	\$172,000	\$184,500	\$213,000	\$229,000	+ 7.5%	+ 47.7%
Saint Anthony	\$240,000	\$269,000	\$285,000	\$287,000	\$330,000	+ 15.0%	+ 37.5%
Saint Bonifacius	\$234,900	\$243,500	\$255,000	\$280,000	\$299,450	+ 6.9%	+ 27.5%
Saint Cloud MSA	\$164,900	\$171,500	\$180,000	\$196,000	\$214,500	+ 9.4%	+ 30.1%
Saint Francis	\$196,500	\$210,350	\$232,900	\$249,900	\$255,000	+ 2.0%	+ 29.8%
Saint Louis Park	\$245,000	\$264,663	\$287,000	\$305,000	\$328,825	+ 7.8%	+ 34.2%
Saint Mary's Point	\$242,050	\$268,000	\$169,100	\$1,013,750	\$502,000	- 50.5%	+ 107.4%
Saint Michael	\$255,000	\$275,000	\$305,500	\$305,000	\$346,500	+ 13.6%	+ 35.9%
Saint Paul	\$180,000	\$193,000	\$212,000	\$225,000	\$240,000	+ 6.7%	+ 33.3%
Saint Paul - Battle Creek / Highwood	\$174,250	\$191,258	\$209,500	\$219,900	\$232,000	+ 5.5%	+ 33.1%
Saint Paul - Como Park	\$205,000	\$225,000	\$240,000	\$253,000	\$274,950	+ 8.7%	+ 34.1%
Saint Paul - Dayton's Bluff	\$137,500	\$155,000	\$174,450	\$175,000	\$200,000	+ 14.3%	+ 45.5%
Saint Paul - Downtown	\$172,000	\$179,500	\$193,250	\$205,900	\$210,000	+ 2.0%	+ 22.1%
Saint Paul - Greater East Side	\$157,000	\$170,000	\$185,100	\$199,500	\$215,000	+ 7.8%	+ 36.9%
Saint Paul - Hamline-Midway	\$177,500	\$207,000	\$218,000	\$223,500	\$250,000	+ 11.9%	+ 40.8%
Saint Paul - Highland Park	\$284,275	\$315,000	\$325,000	\$334,450	\$371,500	+ 11.1%	+ 30.7%

# Median Prices – Around the Metro

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Saint Paul - Merriam Park / Lexington-Hamline	\$272,750	\$287,500	\$325,000	\$335,000	\$350,000	+ 4.5%	+ 28.3%
Saint Paul - Macalester-Groveland	\$303,500	\$324,000	\$351,000	\$354,950	\$362,900	+ 2.2%	+ 19.6%
Saint Paul - North End	\$139,900	\$149,900	\$160,000	\$173,950	\$190,000	+ 9.2%	+ 35.8%
Saint Paul - Payne-Phalen	\$143,500	\$165,000	\$179,900	\$201,250	\$210,500	+ 4.6%	+ 46.7%
Saint Paul - St. Anthony Park	\$241,700	\$250,000	\$280,900	\$302,950	\$320,000	+ 5.6%	+ 32.4%
Saint Paul - Summit Hill	\$325,000	\$391,750	\$418,000	\$454,950	\$418,750	- 8.0%	+ 28.8%
Saint Paul - Summit-University	\$218,450	\$230,000	\$244,250	\$251,000	\$287,450	+ 14.5%	+ 31.6%
Saint Paul - Thomas-Dale (Frogtown)	\$140,000	\$145,700	\$165,000	\$180,000	\$198,454	+ 10.3%	+ 41.8%
Saint Paul - West Seventh	\$185,500	\$210,000	\$229,930	\$230,000	\$249,850	+ 8.6%	+ 34.7%
Saint Paul - West Side	\$157,400	\$175,900	\$191,000	\$209,000	\$224,500	+ 7.4%	+ 42.6%
Saint Paul Park	\$185,000	\$193,000	\$215,000	\$231,633	\$250,000	+ 7.9%	+ 35.1%
Savage	\$265,000	\$289,900	\$315,000	\$323,500	\$347,000	+ 7.3%	+ 30.9%
Scandia	\$345,000	\$412,500	\$362,450	\$400,000	\$398,000	- 0.5%	+ 15.4%
Shakopee	\$222,000	\$229,900	\$250,000	\$274,808	\$305,000	+ 11.0%	+ 37.4%
Shoreview	\$221,750	\$251,500	\$264,900	\$288,500	\$306,000	+ 6.1%	+ 38.0%
Shorewood	\$453,250	\$509,000	\$549,795	\$630,000	\$560,000	- 11.1%	+ 23.6%
Somerset	\$190,718	\$218,075	\$230,000	\$235,000	\$260,000	+ 10.6%	+ 36.3%
South Haven	\$260,000	\$248,550	\$285,160	\$277,625	\$270,000	- 2.7%	+ 3.8%
South Saint Paul	\$179,950	\$192,000	\$214,950	\$223,200	\$241,950	+ 8.4%	+ 34.5%
Spring Lake Park	\$170,000	\$198,000	\$221,000	\$225,500	\$252,150	+ 11.8%	+ 48.3%
Spring Park	\$325,000	\$433,550	\$315,000	\$471,450	\$377,500	- 19.9%	+ 16.2%
Stacy	\$226,000	\$245,000	\$265,000	\$240,000	\$310,000	+ 29.2%	+ 37.2%
Stillwater	\$287,000	\$316,000	\$334,950	\$345,000	\$380,000	+ 10.1%	+ 32.4%
Sunfish Lake	\$533,500	\$921,500	\$738,750	\$1,125,000	\$1,212,500	+ 7.8%	+ 127.3%
Tonka Bay	\$649,950	\$526,393	\$861,862	\$680,000	\$910,350	+ 33.9%	+ 40.1%
Vadnais Heights	\$214,550	\$240,000	\$247,450	\$270,125	\$299,900	+ 11.0%	+ 39.8%
Vermillion	\$228,000	\$215,000	\$217,000	\$264,000	\$245,100	- 7.2%	+ 7.5%
Victoria	\$423,018	\$439,900	\$439,000	\$459,845	\$488,370	+ 6.2%	+ 15.4%
Waconia	\$266,750	\$272,000	\$304,000	\$315,000	\$330,000	+ 4.8%	+ 23.7%
Watertown	\$217,900	\$241,713	\$263,756	\$268,250	\$290,632	+ 8.3%	+ 33.4%
Waterville	\$142,675	\$130,000	\$162,400	\$164,900	\$198,000	+ 20.1%	+ 38.8%
Wayzata	\$525,000	\$905,812	\$741,050	\$647,500	\$887,500	+ 37.1%	+ 69.0%
West Saint Paul	\$183,900	\$195,900	\$220,000	\$230,000	\$249,200	+ 8.3%	+ 35.5%
White Bear Lake	\$216,650	\$229,950	\$244,900	\$260,000	\$282,750	+ 8.7%	+ 30.5%
Willernie	\$165,000	\$215,000	\$229,585	\$209,000	\$255,000	+ 22.0%	+ 54.5%
Winthrop	\$102,500	\$96,000	\$120,000	\$115,900	\$140,250	+ 21.0%	+ 36.8%
Woodbury	\$294,500	\$312,000	\$325,000	\$352,000	\$376,200	+ 6.9%	+ 27.7%
Woodland	\$695,000	\$1,222,500	\$1,300,000	\$1,175,000	\$1,052,500	- 10.4%	+ 51.4%
Wyoming	\$230,900	\$254,200	\$280,000	\$305,000	\$310,000	+ 1.6%	+ 34.3%
Zimmerman	\$206,000	\$216,250	\$240,000	\$260,000	\$286,000	+ 10.0%	+ 38.8%
Zumbrota	\$195,000	\$199,950	\$210,000	\$226,450	\$237,750	+ 5.0%	+ 21.9%



# Median Prices – Minneapolis Neighborhoods

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
<b>Minneapolis</b>	<b>\$230,000</b>	<b>\$242,000</b>	<b>\$265,000</b>	<b>\$280,000</b>	<b>\$300,000</b>	<b>+ 7.1%</b>	<b>+ 30.4%</b>
Armatage	\$277,500	\$322,000	\$328,500	\$345,150	\$389,900	+ 13.0%	+ 40.5%
Audubon Park	\$214,700	\$242,250	\$262,000	\$285,000	\$315,000	+ 10.5%	+ 46.7%
Bancroft	\$220,000	\$222,000	\$249,900	\$260,000	\$279,500	+ 7.5%	+ 27.0%
Beltrami	\$176,500	\$218,500	\$281,000	\$235,000	\$256,806	+ 9.3%	+ 45.5%
Bottineau	\$251,750	\$260,000	\$285,000	\$297,000	\$305,000	+ 2.7%	+ 21.2%
Bryant	\$221,000	\$232,250	\$265,000	\$275,000	\$294,500	+ 7.1%	+ 33.3%
Bryn Mawr	\$376,250	\$346,000	\$410,000	\$451,350	\$450,000	- 0.3%	+ 19.6%
Cedar - Isles - Dean	\$397,471	\$548,500	\$422,200	\$420,000	\$437,500	+ 4.2%	+ 10.1%
Cedar-Riverside	\$135,000	\$175,000	\$173,700	\$180,000	\$149,900	- 16.7%	+ 11.0%
Central	\$216,500	\$217,700	\$252,480	\$245,000	\$279,000	+ 13.9%	+ 28.9%
Cleveland	\$143,000	\$160,000	\$185,000	\$193,250	\$207,812	+ 7.5%	+ 45.3%
Columbia Park	\$188,500	\$222,550	\$229,700	\$236,000	\$257,000	+ 8.9%	+ 36.3%
Cooper	\$243,250	\$274,950	\$288,600	\$301,000	\$310,000	+ 3.0%	+ 27.4%
Corcoran Neighborhood	\$182,000	\$211,000	\$225,000	\$239,950	\$250,000	+ 4.2%	+ 37.4%
Diamond Lake	\$300,000	\$290,930	\$320,000	\$339,500	\$389,500	+ 14.7%	+ 29.8%
Downtown East – Mpls	\$542,500	\$560,000	\$544,353	\$550,899	\$589,950	+ 7.1%	+ 8.7%
Downtown West – Mpls	\$237,950	\$244,350	\$262,000	\$274,450	\$259,950	- 5.3%	+ 9.2%
East Calhoun (ECCO)	\$403,150	\$427,500	\$327,000	\$517,317	\$545,000	+ 5.4%	+ 35.2%
East Harriet	\$336,415	\$365,000	\$327,500	\$366,000	\$417,450	+ 14.1%	+ 24.1%
East Isles	\$328,700	\$507,544	\$370,000	\$364,850	\$390,000	+ 6.9%	+ 18.6%
East Phillips	\$127,000	\$177,500	\$185,000	\$184,350	\$220,000	+ 19.3%	+ 73.2%
Elliot Park	\$389,900	\$337,450	\$319,900	\$380,000	\$310,000	- 18.4%	- 20.5%
Ericsson	\$238,450	\$265,000	\$297,500	\$285,000	\$321,000	+ 12.6%	+ 34.6%
Field	\$277,835	\$299,450	\$325,000	\$309,000	\$354,250	+ 14.6%	+ 27.5%
Folwell	\$119,980	\$126,000	\$158,950	\$167,500	\$195,700	+ 16.8%	+ 63.1%
Fulton	\$458,000	\$498,500	\$506,000	\$500,000	\$524,950	+ 5.0%	+ 14.6%
Hale	\$313,398	\$345,000	\$349,250	\$397,000	\$417,500	+ 5.2%	+ 33.2%
Harrison	\$165,250	\$175,250	\$210,000	\$197,900	\$234,000	+ 18.2%	+ 41.6%
Hawthorne	\$124,950	\$148,700	\$174,950	\$173,500	\$205,000	+ 18.2%	+ 64.1%
Hiawatha	\$229,900	\$246,500	\$270,000	\$286,750	\$315,000	+ 9.9%	+ 37.0%
Holland	\$189,000	\$196,000	\$217,450	\$251,000	\$262,000	+ 4.4%	+ 38.6%
Howe	\$225,000	\$250,000	\$258,950	\$273,950	\$305,750	+ 11.6%	+ 35.9%
Jordan Neighborhood	\$116,500	\$135,000	\$160,000	\$180,900	\$200,000	+ 10.6%	+ 71.7%
Keewaydin	\$245,000	\$271,900	\$273,750	\$320,900	\$349,000	+ 8.8%	+ 42.4%
Kenny	\$302,500	\$308,000	\$352,500	\$348,250	\$375,000	+ 7.7%	+ 24.0%
Kenwood	\$800,000	\$920,000	\$925,000	\$920,000	\$1,080,000	+ 17.4%	+ 35.0%
Kenyon	\$125,900	\$154,700	\$159,900	\$167,000	\$208,450	+ 24.8%	+ 65.6%
King Field	\$262,000	\$288,900	\$315,550	\$337,890	\$340,000	+ 0.6%	+ 29.8%
Lind-Bohanon	\$135,000	\$153,075	\$175,000	\$187,000	\$205,000	+ 9.6%	+ 51.9%
Linden Hills	\$485,750	\$524,100	\$529,000	\$577,000	\$530,000	- 8.1%	+ 9.1%
Logan Park	\$230,000	\$225,500	\$289,900	\$289,900	\$294,000	+ 1.4%	+ 27.8%
Longfellow	\$216,000	\$215,000	\$254,450	\$260,000	\$300,000	+ 15.4%	+ 38.9%

# Median Prices – Minneapolis Neighborhoods

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Loring Park	\$231,000	\$254,500	\$232,250	\$276,500	\$250,000	- 9.6%	+ 8.2%
Lowry Hill	\$507,000	\$426,250	\$304,000	\$305,000	\$462,000	+ 51.5%	- 8.9%
Lowry Hill East	\$284,900	\$271,400	\$318,000	\$298,250	\$300,000	+ 0.6%	+ 5.3%
Lyndale	\$200,000	\$195,000	\$218,950	\$268,500	\$236,500	- 11.9%	+ 18.3%
Lynnhurst	\$485,000	\$539,450	\$549,000	\$536,000	\$585,000	+ 9.1%	+ 20.6%
Marcy Holmes	\$360,000	\$258,000	\$284,000	\$310,000	\$298,992	- 3.6%	- 16.9%
Marshall Terrace	\$210,000	\$214,000	\$204,000	\$244,375	\$255,000	+ 4.3%	+ 21.4%
McKinley	\$103,500	\$128,250	\$155,000	\$174,900	\$185,000	+ 5.8%	+ 78.7%
Midtown Phillips	\$166,000	\$173,759	\$195,000	\$207,000	\$229,900	+ 11.1%	+ 38.5%
Minnehaha	\$215,201	\$217,500	\$237,000	\$256,500	\$282,450	+ 10.1%	+ 31.2%
Morris Park	\$190,189	\$210,000	\$227,500	\$241,000	\$262,000	+ 8.7%	+ 37.8%
Near North	\$146,750	\$171,326	\$175,000	\$212,500	\$217,950	+ 2.6%	+ 48.5%
Nicollet Island - East Bank	\$363,900	\$385,000	\$380,000	\$320,750	\$499,900	+ 55.9%	+ 37.4%
North Loop	\$327,950	\$375,500	\$380,000	\$363,500	\$382,500	+ 5.2%	+ 16.6%
Northeast Park	\$172,650	\$237,000	\$225,000	\$262,300	\$267,800	+ 2.1%	+ 55.1%
Northrop	\$267,000	\$267,750	\$275,000	\$300,000	\$328,250	+ 9.4%	+ 22.9%
Page	\$390,000	\$410,000	\$419,950	\$400,000	\$447,000	+ 11.8%	+ 14.6%
Phillips West	\$182,500	\$211,500	\$201,755	\$164,950	\$245,000	+ 48.5%	+ 34.2%
Powderhorn Park	\$189,250	\$213,450	\$216,000	\$235,000	\$263,052	+ 11.9%	+ 39.0%
Prospect Park – East River Road	\$300,000	\$257,000	\$331,000	\$299,000	\$341,000	+ 14.0%	+ 13.7%
Regina	\$213,800	\$240,000	\$234,250	\$260,500	\$300,000	+ 15.2%	+ 40.3%
Seward	\$254,211	\$251,600	\$292,150	\$274,750	\$339,250	+ 23.5%	+ 33.5%
Sheridan	\$264,500	\$241,250	\$275,000	\$252,500	\$316,000	+ 25.1%	+ 19.5%
Shingle Creek	\$149,900	\$169,900	\$195,500	\$210,000	\$225,000	+ 7.1%	+ 50.1%
South Uptown	\$132,000	\$155,532	\$175,000	\$198,450	\$230,000	+ 15.9%	+ 74.2%
Southeast Como	\$216,000	\$227,944	\$250,500	\$245,000	\$260,000	+ 6.1%	+ 20.4%
St. Anthony East	\$242,500	\$202,500	\$255,000	\$305,000	\$315,000	+ 3.3%	+ 29.9%
St. Anthony West	\$295,000	\$345,000	\$336,000	\$345,000	\$365,000	+ 5.8%	+ 23.7%
Standish	\$208,450	\$228,000	\$249,450	\$261,100	\$285,000	+ 9.2%	+ 36.7%
Stevens Square – Loring Heights	\$154,900	\$129,375	\$160,200	\$135,000	\$131,150	- 2.9%	- 15.3%
Sumner-Glenwood	\$279,900	\$285,000	\$289,000	\$342,500	\$345,000	+ 0.7%	+ 23.3%
Tangletown	\$391,000	\$435,000	\$356,000	\$452,000	\$476,000	+ 5.3%	+ 21.7%
University of Minnesota	\$0	\$0	\$0	\$0	\$0	--	--
Ventura Village	\$141,000	\$196,000	\$167,500	\$215,000	\$154,500	- 28.1%	+ 9.6%
Victory	\$169,500	\$182,500	\$206,300	\$222,000	\$236,100	+ 6.4%	+ 39.3%
Waite Park	\$217,000	\$235,000	\$257,400	\$269,950	\$290,000	+ 7.4%	+ 33.6%
Webber-Camden	\$114,000	\$149,000	\$165,000	\$172,500	\$193,950	+ 12.4%	+ 70.1%
Wenonah	\$229,500	\$246,000	\$258,000	\$271,000	\$285,000	+ 5.2%	+ 24.2%
West Calhoun	\$179,250	\$227,500	\$190,000	\$190,875	\$195,000	+ 2.2%	+ 8.8%
Whittier	\$159,400	\$164,500	\$181,285	\$190,500	\$175,000	- 8.1%	+ 9.8%
Willard-Hay	\$132,000	\$155,532	\$175,000	\$198,450	\$230,000	+ 15.9%	+ 74.2%
Windom	\$271,450	\$284,000	\$290,000	\$320,000	\$346,000	+ 8.1%	+ 27.5%
Windom Park	\$243,000	\$277,000	\$255,000	\$299,900	\$311,020	+ 3.7%	+ 28.0%

# Median Prices – Townships

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Baytown Township	\$712,500	\$725,000	\$645,000	\$653,500	\$685,000	+ 4.8%	- 3.9%
Belle Plaine Township	\$288,719	\$390,000	\$420,000	\$370,000	\$475,500	+ 28.5%	+ 64.7%
Benton Township	\$343,000	\$257,000	\$300,750	\$0	\$0	--	- 100.0%
Blakeley Township	\$0	\$122,500	\$0	\$512,400	\$0	- 100.0%	--
Camden Township	\$417,000	\$0	\$0	\$505,000	\$0	- 100.0%	- 100.0%
Castle Rock Township	\$214,900	\$417,450	\$337,000	\$275,000	\$487,000	+ 77.1%	+ 126.6%
Cedar Lake Township	\$350,000	\$296,750	\$419,200	\$430,000	\$297,550	- 30.8%	- 15.0%
Credit River Township	\$450,000	\$580,000	\$612,500	\$575,000	\$627,500	+ 9.1%	+ 39.4%
Dahlgren Township	\$424,750	\$381,500	\$349,950	\$460,418	\$0	- 100.0%	- 100.0%
Douglas Township	\$298,500	\$380,000	\$300,000	\$439,000	\$0	- 100.0%	- 100.0%
Empire Township	\$264,260	\$275,000	\$352,365	\$365,925	\$205,500	- 43.8%	- 22.2%
Eureka Township	\$195,950	\$220,000	\$246,750	\$262,400	\$238,750	- 9.0%	+ 21.8%
Greenvale Township	\$365,000	\$311,000	\$499,900	\$342,250	\$435,450	+ 27.2%	+ 19.3%
Grey Cloud Island Township	\$236,900	\$381,000	\$259,000	\$332,500	\$1,400,000	+ 321.1%	+ 491.0%
Hancock Township	\$330,000	\$0	\$407,500	\$0	\$320,000	--	- 3.0%
Hassan Township	\$0	\$0	\$0	\$0	\$0	--	--
Helena Township	\$290,250	\$295,000	\$480,000	\$435,000	\$615,000	+ 41.4%	+ 111.9%
Hollywood Township	\$408,100	\$320,000	\$0	\$0	\$0	--	- 100.0%
Jackson Township	\$407,500	\$170,000	\$112,500	\$164,900	\$185,000	+ 12.2%	- 54.6%
Laketown Township	\$194,250	\$206,000	\$245,000	\$285,500	\$225,000	- 21.2%	+ 15.8%
Linwood Township	\$263,750	\$294,200	\$299,900	\$289,900	\$369,950	+ 27.6%	+ 40.3%
Louisville Township	\$330,000	\$328,125	\$240,000	\$360,500	\$775,000	+ 115.0%	+ 134.8%
Marshan Township	\$322,500	\$479,889	\$318,650	\$370,000	\$402,450	+ 8.8%	+ 24.8%
May Township	\$435,500	\$540,000	\$420,000	\$492,500	\$472,500	- 4.1%	+ 8.5%
New Market Township	\$400,000	\$329,000	\$419,000	\$450,000	\$570,000	+ 26.7%	+ 42.5%
Nininger Township	\$212,500	\$247,450	\$196,500	\$345,000	\$250,000	- 27.5%	+ 17.6%
Randolph Township	\$0	\$359,000	\$385,950	\$377,950	\$0	- 100.0%	--
Ravenna Township	\$220,000	\$310,863	\$394,900	\$340,000	\$300,000	- 11.8%	+ 36.4%
San Francisco Township	\$298,000	\$332,200	\$423,000	\$515,000	\$0	- 100.0%	- 100.0%
Sand Creek Township	\$316,250	\$397,200	\$0	\$303,500	\$58,000	- 80.9%	- 81.7%
Sciota Township	\$0	\$0	\$224,900	\$0	\$0	--	--
Spring Lake Township	\$454,675	\$437,500	\$511,250	\$492,500	\$525,000	+ 6.6%	+ 15.5%
St. Lawrence Township	\$600,000	\$458,000	\$426,000	\$652,850	\$0	- 100.0%	- 100.0%
Stillwater Township	\$475,000	\$466,500	\$550,000	\$480,000	\$640,000	+ 33.3%	+ 34.7%
Vermillion Township	\$377,500	\$419,000	\$326,000	\$480,000	\$0	- 100.0%	- 100.0%
Waconia Township	\$476,400	\$360,000	\$797,500	\$349,950	\$515,000	+ 47.2%	+ 8.1%
Waterford Township	\$158,000	\$197,500	\$0	\$315,248	\$0	- 100.0%	- 100.0%
Watertown Township	\$1,050,000	\$282,450	\$448,875	\$681,000	\$725,000	+ 6.5%	- 31.0%
West Lakeland Township	\$443,575	\$528,500	\$500,000	\$537,500	\$602,750	+ 12.1%	+ 35.9%
White Bear Township	\$260,900	\$269,500	\$295,000	\$300,000	\$335,000	+ 11.7%	+ 28.4%
Young America Township	\$451,500	\$355,000	\$0	\$426,250	\$0	- 100.0%	- 100.0%

# Median Prices – Counties

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Anoka County	\$219,900	\$232,000	\$250,000	\$265,000	\$286,500	+ 8.1%	+ 30.3%
Carver County	\$279,950	\$311,650	\$321,431	\$340,000	\$362,628	+ 6.7%	+ 29.5%
Chisago County	\$209,950	\$229,900	\$249,950	\$255,000	\$280,000	+ 9.8%	+ 33.4%
Dakota County	\$240,000	\$252,500	\$269,900	\$288,500	\$311,000	+ 7.8%	+ 29.6%
Goodhue County	\$172,250	\$194,000	\$198,668	\$217,800	\$227,500	+ 4.5%	+ 32.1%
Hennepin County	\$246,555	\$263,500	\$283,000	\$300,000	\$325,000	+ 8.3%	+ 31.8%
Isanti County	\$176,961	\$195,000	\$217,000	\$229,000	\$249,900	+ 9.1%	+ 41.2%
Kanabec County	\$130,000	\$144,050	\$164,500	\$165,000	\$195,000	+ 18.2%	+ 50.0%
Le Sueur County	\$159,000	\$171,000	\$199,900	\$210,500	\$229,950	+ 9.2%	+ 44.6%
Mille Lacs County	\$149,555	\$160,500	\$175,000	\$187,500	\$210,000	+ 12.0%	+ 40.4%
Ramsey County	\$200,000	\$216,500	\$233,000	\$245,750	\$261,000	+ 6.2%	+ 30.5%
Rice County	\$192,500	\$216,830	\$224,000	\$245,000	\$262,000	+ 6.9%	+ 36.1%
Scott County	\$257,000	\$267,000	\$295,000	\$305,000	\$339,950	+ 11.5%	+ 32.3%
Sherburne County	\$209,575	\$223,950	\$242,000	\$256,900	\$285,000	+ 10.9%	+ 36.0%
Sibley County	\$128,500	\$132,000	\$155,500	\$155,000	\$168,000	+ 8.4%	+ 30.7%
St. Croix County	\$219,900	\$238,546	\$250,000	\$269,900	\$292,900	+ 8.5%	+ 33.2%
Washington County	\$260,000	\$278,500	\$300,000	\$325,000	\$347,250	+ 6.8%	+ 33.6%
Wright County	\$219,000	\$236,247	\$255,098	\$265,000	\$295,000	+ 11.3%	+ 34.7%

# 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	76,348	\$22.83	64,479	\$353,470

## 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.

Visit [mplsrealtor.com](https://mplsrealtor.com) to access up-to-date market reports throughout the year. See residential real estate trends in sharp detail by week, month and geography through a mobile-ready interactive interface that allows for the creation of shareable charts.



# 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.

# Preparing an Appeal to Your Local and County Boards of Appeal and Equalization

10

Property Tax Fact Sheet 10

Fact Sheet

You have decided to appeal the valuation and/or classification of your property to your Local or County Boards of Appeal and Equalization. **You must appeal to the Local Board of Appeal and Equalization before appealing to your County Board of Appeal and Equalization.**

If you haven't done so already, you should contact your assessor's office before making a formal appeal to discuss changing your assessment. Often issues and concerns can be resolved at this level.



If you and the assessor were unable to agree on your valuation or classification you may decide to appeal to your Local and/or County Boards of Appeal and Equalization.

The general information contained in this fact sheet is applicable to preparing for appeals to both the Local and County Boards of Appeal and Equalization.

## Successfully appealing your assessment

Minnesota law assumes that the County Assessor has correctly valued and classified your property. You must present factual evidence to convince the Board otherwise in order to win your appeal. Make sure all facts are presented, and the board understands the information presented, so a decision can be made based on facts.



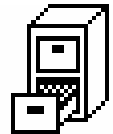
Successfully appealing your value or classification at your Local or County Board of Appeal and Equalization can mean a number of things.

It does not necessarily mean that the board ruled in your favor and lowered your value or changed your classification.

Whether or not the local board decides to make a change in your estimated market value or classification, you can still be successful in appealing to your local board. The ultimate result you want to achieve is to make sure your value is warranted and the classification of your property is correct based on its use.

## Preparing for your appeal

The first step is to do some research to collect information to show why you believe your estimated market value or classification is incorrect. Begin by contacting the assessor's office.



- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

## Gathering supporting evidence

**You must have documentation to support your appeal.** Items you may wish to bring to the meeting include:



- A recent appraisal of your property.
- Recent sales of similar property.
- Documentation supporting the use of your property (if you are appealing the classification).
- Copies of other property owners' field cards/property information.
- Photos of your property.
- Photos or exhibits comparing neighboring properties to yours.

If you should have questions, please don't hesitate to contact your assessor's office. Staff members are always willing to answer questions and give you information that will help you understand your assessment.

**See page 2 for helpful hints →**



## Presenting your case

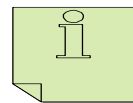
Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- Make a list of key points you may wish to present.
- The board has never seen your property. Describe your property so they will understand your arguments more fully. Photos can be helpful to support your argument.
- Keep your presentation brief and factual.
- Be prepared to discuss your case with the board or answer any questions that the board may have.



## Other helpful information

Please keep in mind that taxes are not the issue. To strengthen your appeal, you should present evidence about your property's value or classification, not how much you are paying in taxes.



This fact sheet is not meant to give you legal advice. It is intended to be a helpful tool with general information for presenting your property tax appeal at your Local and County Boards of Appeal and Equalization.

## Written appeals

You may also appeal your value or classification by submitting a letter of appeal to the board instead of appearing in person.

You will want to do your research and explain your appeal in writing. Your letter should state the facts and include supporting documentation. You may want to include your daytime phone number so you can be reached in case the board has any questions.



# 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.