Annual Report on the Twin Cities Housing Market

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

MINNEAPOLIS AREA Association of REALTORS®

2011

Annual Report on the Twin Cities Housing Market

MINNEAPOLIS AREA Association of REALTORS®

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

What was largely touted as a recovery year for our nation turned into a morass of political gridlock, credit downgrades, financial volatility, upstart protest movements and a sluggish jobs picture. The housing sector, in particular, did not see the recovery it should have. It was another transition year in what has become a more drawn-out bottoming process than most would like.

Let's face facts: There is no way to know for sure what the future holds. But a few important patterns emerged in 2011 that could clue us in. Key leading indicators are setting the stage for better times ahead and we are encouraged by these emerging patterns. There is a sense of momentum in the right direction.

Falling supply and rising demand suggest improving fundamentals. Distressed properties made up a sizable share of that demand, which prevented price gains. Although foreclosures continued to hinder a full-on housing recovery in 2011, many of them were sold, bringing supply of this price drag to a much lower level than in recent years. The path of least resistance is higher prices.

And remember that 2010 tax credit for first-time home buyers? Hindsight indicates that Washington was trying to catch a falling knife. The credit temporarily reversed the market's natural tide, causing forecasters to prematurely declare that we'd hit bottom.

Make no mistake, the economy is on the mend. Layoffs have slowed, hiring has accelerated, fewer homes in financial distress are entering the market. It's good to see that time still has a way of healing most wounds.

Housing demand has stabilized and a steadily expanding construction sector is generating the jobs needed to invigorate recovery. New jobs will drive housing demand and activate the widely-coveted "positive feedback loop." Housing helps jobs which helps housing which helps jobs. You get the idea.

Additional labor market growth combined with record-low mortgage rates have bolstered purchase demand. Armed with cheap money, buyers took to the streets in 2011 and are expected to continue forging new households at a reasonable clip.

Listings Seller activity slowed during the year, both for traditional sellers and banks with distressed property inventory. The net result was a big reduction in the supply of available homes.

Sales Housing recovery won't occur without consumer participation. In 2011, housing demand strengthened organically on its own, independent of government incentives. Closed sales were up 8.2 percent to 41,429 for the year.

Inventory No matter your personal beliefs or favorite type of Angry Bird, there's no denying the fact that buyers have fewer choices from which to pick and sellers are facing less competition.

Prices Home prices remained depressed for most of the year and indeed ended the year 11.7 percent lower than in 2010. At $150,000, prices have come down roughly one third from their bubbly apex in 2007.

Higher. Increase. Positive. These are words we expect to use more of in 2012. The major factor constraining market recovery will not be with us forever. Lender-mediated inventory is a tar pit in the near-term, but it will soon be absorbed, removing the downward pressure on overall prices.

At the same time, housing doesn't live in a vacuum. A number of local, national and global changes must take place to restore stability and confidence in the marketplace. For one, credit-worthy home buyers need access to mortgage capital. And although past policies temporarily dampened the natural ebb and flow of the market, a comprehensive housing policy framework is necessary to guide sustained recovery.

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Quick Facts

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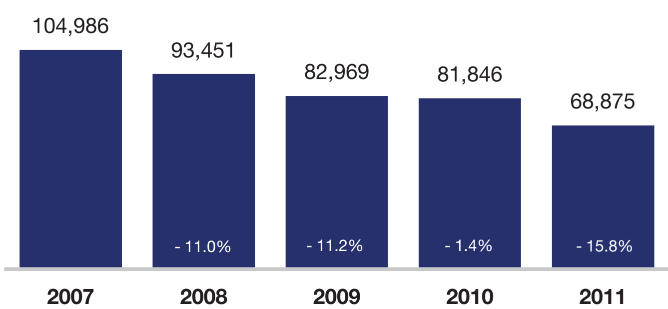
New Listings



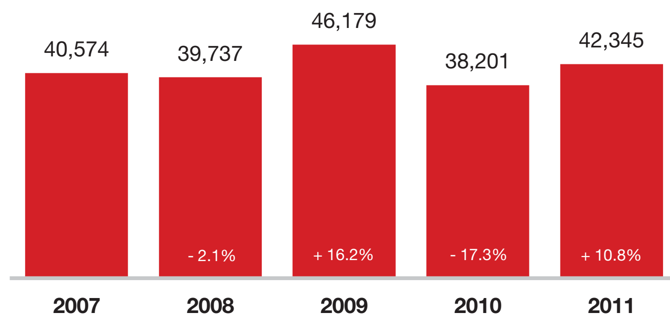
Top 5 Areas: Change in New Listings from 2010

Mahtomedi	+ 36.2%
Excelsior	+ 15.6%
Cologne	+ 14.7%
Lake Elmo	+ 12.5%
Wyoming	+ 9.6%

Bottom 5 Areas: Change in New Listings from 2010

Somerset	- 34.6%
Oak Grove	- 35.2%
Independence	- 35.5%
Minneapolis - Phillips	- 36.9%
Saint Paul - Downtown	- 38.9%

Pending Sales



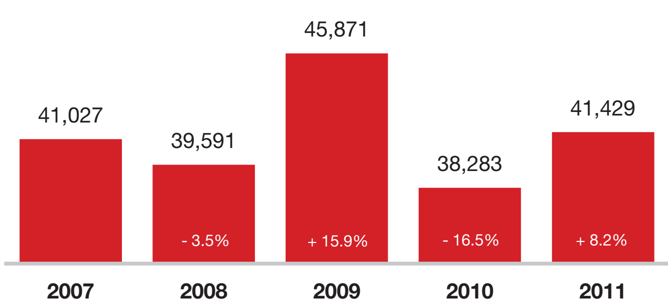
Top 5 Areas: Change in Pending Sales from 2010

Excelsior	+ 141.7%
Cologne	+ 104.8%
South Haven	+ 81.0%
Columbus	+ 78.6%
Lilydale	+ 75.0%

Bottom 5 Areas: Change in Pending Sales from 2010

St. Bonifacius	- 19.4%
Lakeland	- 20.0%
Minneapolis - Phillips	- 22.3%
Saint Paul - Downtown	- 25.4%
Independence	- 32.5%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2010

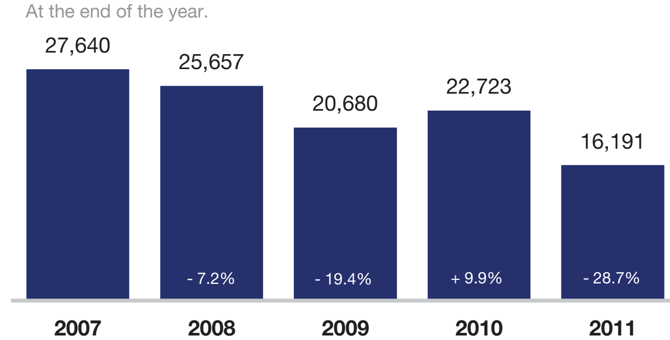
Excelsior	+ 125.0%
Columbus	+ 91.7%
South Haven	+ 89.5%
Cologne	+ 86.4%
Chisago	+ 69.0%

Bottom 5 Areas: Change in Closed Sales from 2010

Minneapolis - Phillips	- 25.5%
Saint Paul - Downtown	- 26.7%
St. Bonifacius	- 36.4%
Independence	- 37.5%
Lakeland	- 38.1%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2010

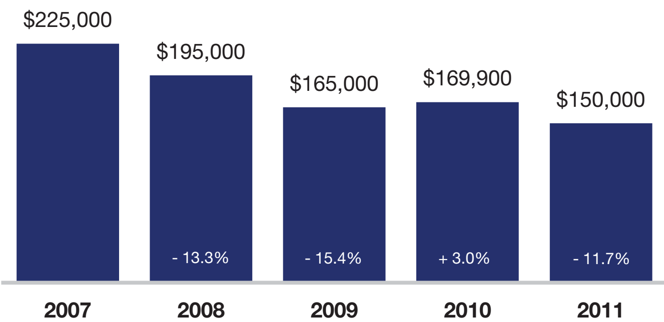
Lake St. Croix Beach	+ 40.0%
Mahtomedi	+ 23.5%
Columbus	+ 15.4%
Arden Hills	+ 14.8%
Saint Paul - Summit-University	+ 8.5%

Top 5 Areas: Change in Homes for Sale from 2010

Rosemount	- 50.6%
Minneapolis - Camden	- 50.7%
Newport	- 53.3%
Lilydale	- 68.4%
Lauderdale	- 69.2%

Quick Facts

Median Sales Price



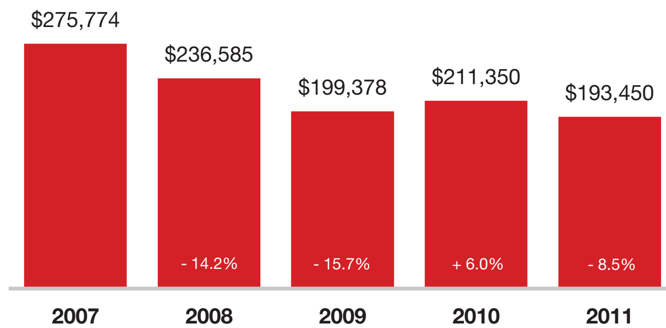
Top 5 Areas: Change in Median Sales Price from 2010

Greenfield	+ 56.9%
Little Canada	+ 31.5%
Afton	+ 30.3%
Excelsior	+ 26.4%
Rush City	+ 18.9%

Bottom 5 Areas: Change in Median Sales Price from 2010

Arden Hills	- 34.7%
Deephaven	- 36.7%
Newport	- 41.6%
Independence	- 43.3%
Lake St. Croix Beach	- 44.9%

Average Sales Price



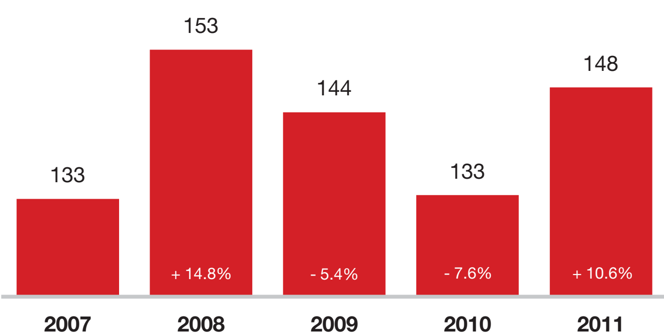
Top 5 Areas: Change in Average Sales Price from 2010

Excelsior	+ 33.0%
Greenfield	+ 31.7%
Maple Lake	+ 22.7%
Grant	+ 18.3%
Saint Paul - St. Anthony Park	+ 17.5%

Bottom 5 Areas: Change in Average Sales Price from 2010

Dellwood	- 25.7%
Saint Paul - Thomas-Dale	- 28.2%
Dayton	- 30.0%
Lake St. Croix Beach	- 30.5%
Newport	- 36.4%

Days on Market Until Sale



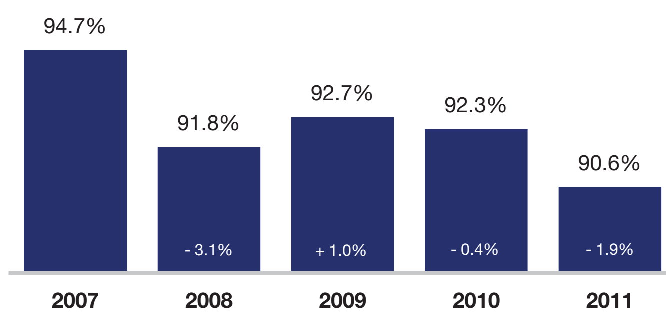
Top 5 Areas: Change in Days on Market from 2010

Lauderdale	+ 165.3%
Columbus	+ 78.0%
Osseo	+ 74.0%
Excelsior	+ 72.8%
Oak Park Heights	+ 72.0%

Bottom 5 Areas: Change in Days on Market from 2010

Elko New Market	- 25.7%
Long Lake	- 30.0%
Tonka Bay	- 32.8%
Cokato	- 39.4%
Bayport	- 43.0%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2010

Maple Lake	+ 6.1%
Long Lake	+ 5.2%
Stacy	+ 2.6%
Bayport	+ 2.6%
Jordan	+ 2.5%

Top 5 Areas: Change in Pct. of Orig. Price Received from 2010

Clearwater	- 7.6%
Rockford	- 7.7%
Saint Paul - Thomas-Dale	- 8.6%
Osseo	- 11.5%
Lake St. Croix Beach	- 13.7%

Property Type Review

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143

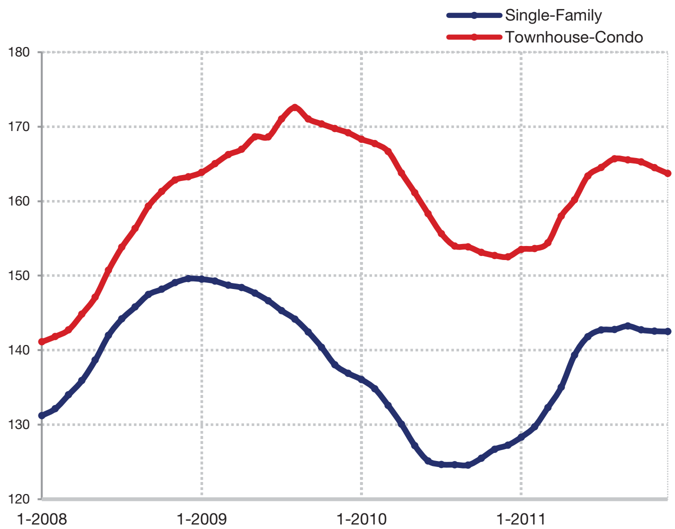
Average Days on Market
Single-Family Detached

164

Average Days on Market
Townhouse-Condo Attached

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 2011

Minneapolis - Central	99.8%
Saint Paul - Downtown	96.9%
Lilydale	95.0%
Minneapolis - University	71.4%
Hugo	54.4%
Minneapolis - Calhoun-Isle	54.0%
Little Canada	52.2%
Apple Valley	50.2%
Hopkins	47.6%
Burnsville	47.1%
Oak Park Heights	43.8%
Saint Paul - Summit-University	43.4%
Eagan	41.8%
Centerville	41.7%
Inver Grove Heights	41.2%
Vadnais Heights	40.6%
Wayzata	40.4%
Woodbury	40.3%
Rosemount	39.8%
Minneapolis - Phillips	39.2%
Plymouth	38.8%
Oakdale	38.5%
Arden Hills	38.2%
Saint Paul - Summit Hill	38.0%
Shoreview	37.8%
Shakopee	36.7%

-9.7%

One-Year Change in Price
Single-Family Detached

-14.9%

One-Year Change in Price
Townhouse-Condo Attached

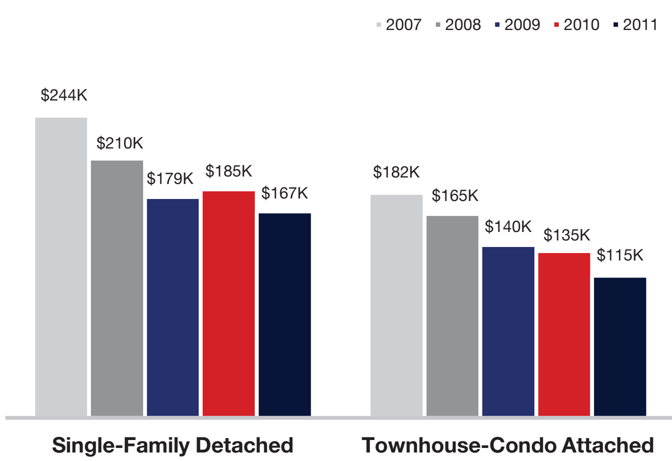
91.1%

Pct. of Orig. Price Received
Single-Family Detached

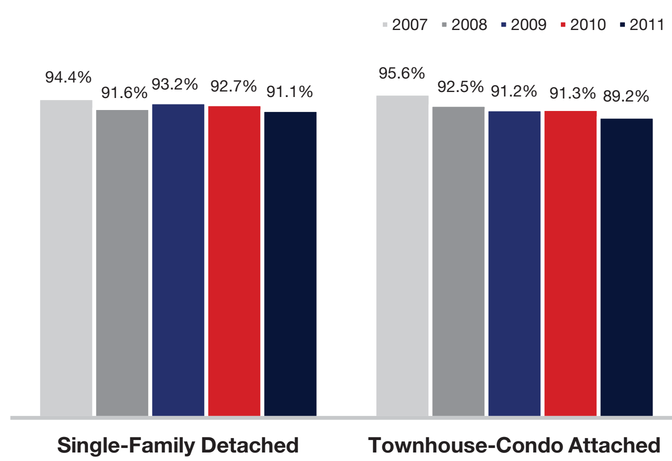
89.2%

Pct. of Orig. Price Received
Townhouse-Condo Attached

Median Sales Price



Percent of Original List Price Received



New Construction Review

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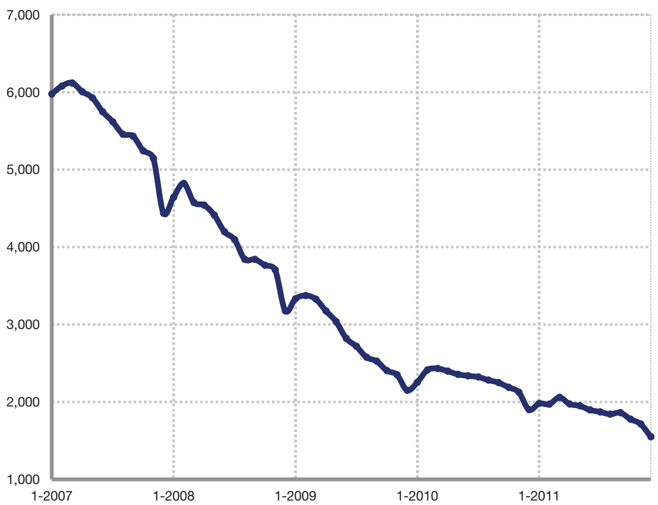
Mar '07

Peak of New Construction Inventory

4,569

Drop in New Construction Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2011

Carver	37.3%
Bayport	28.6%
Victoria	27.6%
Cologne	24.4%
Chanhassen	22.2%
Otsego	20.6%
Blaine	20.1%
Hugo	18.5%
Maple Grove	17.6%
Minnetrista	14.9%
Stillwater	14.5%
Plymouth	14.4%
Watertown	14.1%
Woodbury	13.9%
Andover	13.3%
Medina	13.2%
Montrose	13.2%
Rosemount	13.1%
Minneapolis - University	13.0%
Delano	12.9%
Minneapolis - Central	12.7%
River Falls	12.6%
Rockford	12.5%
Rogers	12.2%
Waconia	11.2%
Savage	11.2%

7.3

Year-End Months Supply New Construction

4.5

Year-End Months Supply Previously Owned

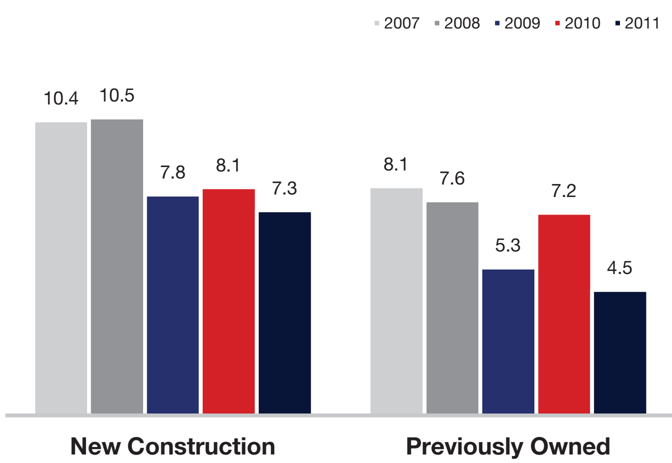
95.9%

Pct. of Orig. Price Received New Construction

90.2%

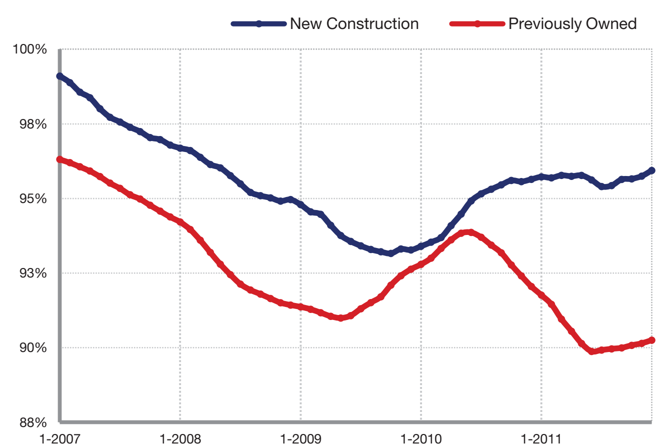
Pct. of Orig. Price Received Previously Owned

Months Supply of Inventory



Percent of Original List Price Received

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



Distressed Homes Review

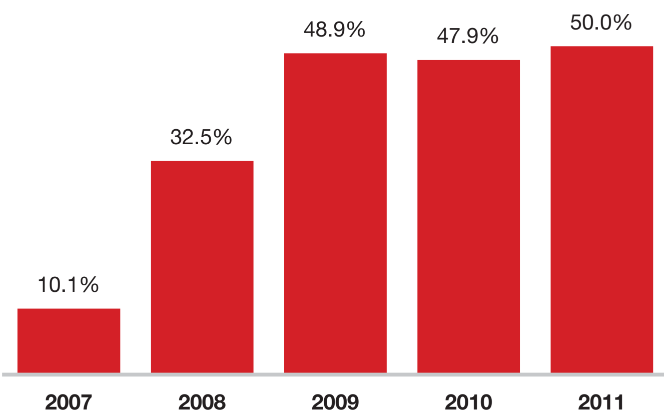
50.0%

Percent of Distressed Properties Sold in 2011

+ 13.0%

One-Year Change in Sales of Distressed Properties

Percent of Sales That Were Distressed



Top Areas: Distressed Market Share in 2011

St. Francis	80.0%
Zimmerman	79.0%
Isanti	78.1%
Big Lake	77.7%
Cambridge	75.7%
Elko New Market	75.0%
Albertville	74.8%
Minneapolis - Phillips	74.7%
North Branch	74.7%
Saint Paul - Thomas-Dale	74.5%
St. Michael	72.9%
Newport	72.7%
East Bethel	71.8%
Oak Grove	71.4%
Rockford	71.4%
Elk River	70.7%
Saint Paul - Dayton's Bluff	69.7%
Spring Lake Park	69.6%
Coon Rapids	68.9%
Montrose	68.4%
Saint Paul - Greater East Side	67.7%
Monticello	67.6%
Princeton	67.3%
Stacy	66.7%
Saint Paul - Battle Creek/Highwood	66.4%
Minneapolis - Near North	66.3%

- 33.3%

Four-Year Change in Price All Properties

- 14.1%

Four-Year Change in Price Traditional Properties

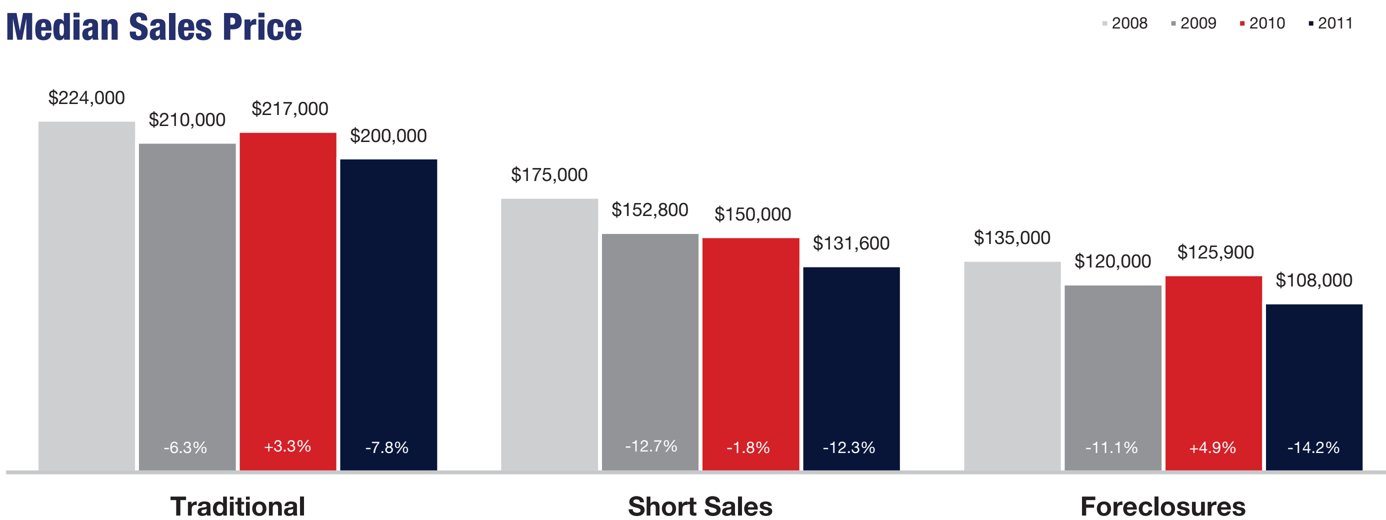
- 29.3%

Four-Year Change in Price Short Sales

- 32.5%

Four-Year Change in Price Foreclosures

Median Sales Price



Area Overviews

	Total Closed Sales	Change from 2010	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Days on Market	Pct. of Orig. Price Received
Twin Cities Region	**41,429**	**+ 8.2%**	**6.1%**	**23.9%**	**50.0%**	**148**	**90.6%**
Afton	25	+ 25.0%	4.0%	0.0%	32.0%	226	85.3%
Albertville	103	- 8.8%	1.9%	15.5%	74.8%	131	92.9%
Andover	383	- 3.3%	13.3%	8.1%	56.1%	154	93.2%
Annandale	73	- 1.4%	5.5%	0.0%	50.7%	199	90.3%
Anoka	198	+ 21.5%	3.5%	13.6%	62.1%	139	88.1%
Apple Valley	721	+ 14.3%	2.5%	50.2%	53.7%	136	90.7%
Arden Hills	68	+ 25.9%	1.5%	38.2%	41.2%	119	90.4%
Bayport	28	- 17.6%	28.6%	0.0%	39.3%	87	94.2%
Becker	86	+ 6.2%	8.1%	7.0%	59.3%	144	92.2%
Belle Plaine	125	- 12.0%	3.2%	5.6%	59.2%	145	92.7%
Big Lake	256	+ 10.8%	4.3%	7.8%	77.7%	147	92.6%
Blaine	957	+ 17.0%	20.1%	31.5%	49.1%	132	92.1%
Bloomington	860	+ 5.8%	1.3%	27.9%	42.3%	144	90.7%
Brooklyn Center	510	+ 16.4%	0.4%	11.6%	65.3%	131	89.2%
Brooklyn Park	1,154	- 1.4%	4.1%	23.1%	62.3%	128	91.6%
Buffalo	275	+ 20.1%	2.2%	17.1%	62.2%	124	91.2%
Burnsville	764	+ 27.5%	1.8%	47.1%	54.8%	145	90.4%
Cambridge	189	- 3.6%	9.5%	19.6%	75.7%	185	86.6%
Carver	75	+ 13.6%	37.3%	20.0%	41.3%	144	95.0%
Centerville	48	+ 4.3%	0.0%	41.7%	62.5%	151	88.9%
Champlin	316	+ 35.0%	7.6%	25.6%	50.0%	146	91.3%
Chanhassen	370	+ 23.3%	22.2%	31.1%	27.8%	149	92.6%
Chaska	282	- 5.1%	10.3%	33.3%	46.5%	156	91.8%
Chisago	98	+ 69.0%	9.2%	11.2%	57.1%	186	89.9%
Circle Pines	66	+ 24.5%	0.0%	33.3%	53.0%	155	88.4%
Clear Lake	50	- 2.0%	2.0%	0.0%	50.0%	188	88.4%
Clearwater	44	+ 37.5%	2.3%	9.1%	61.4%	196	85.4%
Cokato	45	+ 45.2%	4.4%	4.4%	46.7%	141	88.5%
Cologne	41	+ 86.4%	24.4%	4.9%	43.9%	181	90.3%
Columbia Heights	288	+ 12.1%	4.9%	13.9%	53.8%	142	88.5%
Columbus	23	+ 91.7%	0.0%	0.0%	60.9%	149	91.1%
Coon Rapids	894	+ 19.8%	3.0%	30.1%	68.9%	139	89.9%
Corcoran	29	- 17.1%	0.0%	0.0%	55.2%	226	87.3%
Cottage Grove	440	+ 5.0%	8.4%	15.7%	52.5%	136	92.0%
Crystal	329	+ 21.9%	1.2%	2.4%	59.6%	151	87.6%
Dayton	47	+ 17.5%	8.5%	0.0%	61.7%	189	85.8%
Deephaven	49	- 10.9%	0.0%	2.0%	14.3%	168	87.7%
Delano	93	+ 19.2%	12.9%	17.2%	43.0%	190	90.3%
Dellwood	14	+ 27.3%	0.0%	0.0%	21.4%	275	86.8%
Eagan	796	+ 22.7%	4.1%	41.8%	49.5%	132	90.9%
East Bethel	131	+ 27.2%	0.8%	0.0%	71.8%	158	89.9%
Eden Prairie	755	+ 11.4%	2.5%	35.4%	35.4%	156	91.3%
Edina	695	+ 4.7%	3.7%	28.3%	17.0%	147	90.4%
Elk River	379	+ 19.6%	4.7%	26.4%	70.7%	147	91.0%

Area Overviews

MINNEAPOLIS AREA Association of REALTORS®

	Total Closed Sales	Change from 2010	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Days on Market	Pct. of Orig. Price Received
Elko New Market	92	+ 9.5%	8.7%	14.1%	75.0%	138	90.5%
Excelsior	27	+ 125.0%	0.0%	14.8%	33.3%	232	90.0%
Falcon Heights	41	+ 36.7%	0.0%	12.2%	17.1%	150	89.8%
Farmington	439	+ 10.3%	9.3%	25.7%	64.2%	141	92.7%
Forest Lake	281	+ 12.0%	6.8%	29.5%	55.9%	152	91.2%
Fridley	267	+ 30.2%	0.0%	13.9%	59.2%	151	89.6%
Golden Valley	270	+ 38.5%	1.9%	15.9%	39.3%	166	88.7%
Grant	29	+ 11.5%	0.0%	0.0%	34.5%	208	87.8%
Greenfield	37	+ 27.6%	5.4%	0.0%	37.8%	240	89.8%
Ham Lake	156	- 3.1%	4.5%	6.4%	59.0%	166	91.2%
Hammond	34	+ 9.7%	2.9%	8.8%	55.9%	220	88.4%
Hanover	36	+ 5.9%	8.3%	0.0%	52.8%	143	92.9%
Hastings	326	+ 20.7%	3.4%	32.5%	65.3%	151	88.9%
Highland Park	244	+ 21.4%	2.0%	11.1%	23.4%	124	92.0%
Hopkins	168	- 9.7%	2.4%	47.6%	50.6%	150	90.4%
Hudson	281	+ 6.0%	9.6%	32.4%	37.0%	200	90.0%
Hugo	287	0.0%	18.5%	54.4%	57.5%	150	92.6%
Independence	25	- 37.5%	0.0%	0.0%	36.0%	186	87.4%
Inver Grove Heights	311	+ 11.9%	4.2%	41.2%	53.4%	145	91.2%
Isanti	146	- 5.2%	7.5%	11.6%	78.1%	119	89.9%
Jordan	72	- 13.3%	4.2%	0.0%	61.1%	144	92.4%
Lake Elmo	60	- 11.8%	6.7%	1.7%	36.7%	181	90.4%
Lake St. Croix Beach	14	- 17.6%	0.0%	0.0%	50.0%	157	79.4%
Lakeland	13	- 38.1%	0.0%	0.0%	46.2%	231	89.3%
Lakeville	761	+ 3.7%	11.2%	22.7%	48.0%	136	92.5%
Lauderdale	18	+ 38.5%	0.0%	33.3%	61.1%	188	94.1%
Lilydale	20	+ 66.7%	0.0%	95.0%	25.0%	267	85.3%
Lindstrom	95	+ 30.1%	1.1%	12.6%	60.0%	205	88.4%
Lino Lakes	198	+ 3.7%	9.1%	22.2%	46.5%	166	91.1%
Little Canada	113	+ 16.5%	10.6%	52.2%	46.9%	161	89.0%
Long Lake	17	- 22.7%	0.0%	23.5%	52.9%	153	91.2%
Mahtomedi	84	+ 55.6%	9.5%	16.7%	29.8%	142	90.9%
Maple Grove	1,008	+ 6.6%	17.6%	33.7%	37.6%	146	92.0%
Maple Lake	63	+ 10.5%	1.6%	11.1%	60.3%	197	88.6%
Maple Plain	20	+ 11.1%	0.0%	0.0%	50.0%	169	90.4%
Maplewood	404	+ 8.0%	2.0%	26.5%	55.0%	163	88.8%
Mayer	37	+ 8.8%	8.1%	0.0%	56.8%	136	93.7%
Medina	53	+ 10.4%	13.2%	15.1%	26.4%	240	88.5%
Mendota Heights	103	- 8.8%	6.8%	31.1%	18.4%	160	89.9%
Minnetonka	652	+ 12.2%	2.0%	35.1%	32.5%	161	89.9%
Minnetrista	87	+ 1.2%	14.9%	3.4%	34.5%	259	89.0%
Monticello	213	+ 4.9%	2.3%	14.1%	67.6%	129	91.5%
Montrose	76	- 13.6%	13.2%	10.5%	68.4%	143	91.1%
Mound	153	- 3.8%	1.3%	17.0%	53.6%	210	88.4%
Mounds View	98	+ 32.4%	1.0%	6.1%	54.1%	122	91.6%

Area Overviews

	Total Closed Sales	Change from 2010	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Days on Market	Pct. of Orig. Price Received
Minneapolis Citywide	4,378	- 0.2%	3.7%	22.2%	44.4%	141	90.1%
Minneapolis - Calhoun-Isle	315	+ 17.5%	10.8%	54.0%	28.9%	181	89.0%
Minneapolis - Camden	597	- 5.8%	1.0%	1.8%	66.2%	142	88.6%
Minneapolis - Central	449	+ 0.2%	12.7%	99.8%	35.0%	191	90.7%
Minneapolis - Longfellow	295	+ 8.1%	2.0%	3.4%	35.9%	112	91.0%
Minneapolis - Near North	362	- 17.9%	1.4%	6.4%	66.3%	120	88.9%
Minneapolis - Nokomis	569	+ 1.8%	0.5%	5.1%	41.7%	132	91.2%
Minneapolis - Northeast	406	+ 8.0%	0.2%	4.7%	48.8%	123	90.2%
Minneapolis - Phillips	79	- 25.5%	7.6%	39.2%	74.7%	160	86.8%
Minneapolis - Powderhorn	466	- 1.7%	1.5%	16.1%	55.6%	137	90.4%
Minneapolis - Southwest	681	+ 6.2%	2.1%	6.3%	23.2%	130	91.3%
Minneapolis - University	154	- 6.1%	13.0%	71.4%	27.3%	178	89.5%
New Brighton	174	+ 14.5%	1.7%	24.1%	47.7%	133	89.6%
New Hope	205	+ 13.3%	3.9%	23.4%	51.7%	143	90.7%
New Prague	152	- 3.2%	2.0%	15.8%	55.9%	140	90.6%
New Richmond	142	+ 4.4%	5.6%	13.4%	57.0%	190	88.8%
Newport	33	+ 50.0%	0.0%	3.0%	72.7%	115	90.4%
North Branch	150	+ 20.0%	3.3%	3.3%	74.7%	120	90.3%
North Oaks	51	- 3.8%	2.0%	17.6%	19.6%	241	86.7%
North St. Paul	154	+ 25.2%	1.3%	3.9%	53.9%	129	89.8%
Northfield	250	+ 21.4%	4.0%	24.8%	46.0%	174	89.7%
Norwood Young America	51	+ 59.4%	2.0%	9.8%	58.8%	169	87.7%
Oak Grove	105	+ 14.1%	4.8%	1.0%	71.4%	159	90.3%
Oak Park Heights	48	+ 11.6%	8.3%	43.8%	54.2%	201	87.3%
Oakdale	371	+ 0.5%	4.6%	38.5%	57.1%	129	90.6%
Orono	132	0.0%	10.6%	8.3%	37.1%	242	84.5%
Osseo	28	+ 21.7%	0.0%	3.6%	42.9%	161	85.5%
Otsego	262	- 13.8%	20.6%	32.1%	61.8%	143	91.9%
Plymouth	933	+ 18.4%	14.4%	38.8%	28.8%	138	92.3%
Princeton	153	+ 8.5%	2.6%	7.8%	67.3%	124	92.2%
Prior Lake	452	+ 11.6%	8.2%	27.4%	52.2%	147	91.8%
Ramsey	355	+ 6.9%	6.8%	28.7%	64.2%	128	92.8%
Richfield	455	+ 26.0%	0.4%	8.4%	49.2%	131	90.7%
River Falls	135	- 3.6%	12.6%	21.5%	32.6%	198	91.2%
Robbinsdale	208	+ 16.9%	2.9%	10.1%	55.3%	166	87.5%
Rockford	56	+ 7.7%	12.5%	19.6%	71.4%	215	85.4%
Rogers	123	+ 5.1%	12.2%	20.3%	48.8%	143	92.9%
Rosemount	344	+ 12.4%	13.1%	39.8%	48.3%	156	92.0%
Roseville	308	+ 9.6%	1.6%	23.1%	33.1%	141	88.5%
Rush City	42	- 19.2%	7.1%	11.9%	61.9%	174	87.0%
Saint Paul Citywide	3,025	+ 1.1%	1.1%	11.3%	53.4%	134	89.7%
Saint Paul - Battle Creek/Highwood	256	+ 19.1%	0.0%	4.3%	66.4%	128	89.8%
Saint Paul - Como Park	115	+ 15.0%	0.0%	3.5%	34.8%	133	88.3%
Saint Paul - Dayton's Bluff	208	- 17.5%	1.9%	7.7%	69.7%	131	87.9%
Saint Paul - Downtown	96	- 26.7%	7.3%	96.9%	55.2%	241	86.6%

Area Overviews

MINNEAPOLIS AREA Association of REALTORS®

	Total Closed Sales	Change from 2010	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Days on Market	Pct. of Orig. Price Received
Saint Paul - Greater East Side	439	+ 4.5%	0.2%	3.0%	67.7%	124	90.0%
Saint Paul - Hamline-Midway	126	+ 28.6%	0.0%	0.8%	54.0%	106	92.2%
Saint Paul - Lexington-Hamline	123	+ 20.6%	6.5%	8.1%	28.5%	141	91.2%
Saint Paul - Macalester-Groveland	210	+ 0.5%	0.0%	6.2%	21.0%	103	93.0%
Saint Paul - North End	250	- 6.0%	0.0%	8.0%	65.6%	134	89.4%
Saint Paul - Payne-Phalen	341	- 14.8%	1.2%	2.6%	61.9%	143	89.1%
Saint Paul - St. Anthony Park	42	- 14.3%	2.4%	33.3%	28.6%	164	90.9%
Saint Paul - Summit Hill	50	+ 11.1%	0.0%	38.0%	20.0%	153	90.6%
Saint Paul - Summit-University	143	- 2.1%	2.1%	43.4%	47.6%	142	89.3%
Saint Paul - Thomas-Dale	110	+ 1.9%	0.0%	0.9%	74.5%	135	86.1%
Saint Paul - West Seventh	120	+ 1.7%	0.0%	19.2%	55.8%	140	87.3%
Saint Paul - West Side	152	+ 14.3%	0.0%	3.3%	59.9%	145	87.3%
Savage	490	+ 41.2%	11.2%	33.1%	49.0%	149	93.5%
Shakopee	624	+ 0.5%	11.1%	36.7%	58.5%	141	92.3%
Shoreview	267	- 7.9%	0.4%	37.8%	27.7%	142	90.4%
Shorewood	106	+ 8.2%	2.8%	18.9%	20.8%	180	89.9%
Somerset	41	- 2.4%	7.3%	9.8%	63.4%	212	90.7%
South Haven	36	+ 89.5%	0.0%	0.0%	38.9%	210	87.4%
South St. Paul	269	+ 6.7%	1.5%	4.8%	57.6%	124	90.3%
Spring Lake Park	56	- 11.1%	3.6%	30.4%	69.6%	117	87.4%
St. Anthony	100	+ 22.0%	0.0%	30.0%	19.0%	126	90.7%
St. Bonifacius	21	- 36.4%	0.0%	23.8%	42.9%	150	92.7%
St. Francis	125	+ 21.4%	4.0%	15.2%	80.0%	137	89.9%
St. Louis Park	687	+ 32.6%	5.7%	30.6%	39.7%	129	91.1%
St. Michael	247	+ 23.5%	6.5%	24.3%	72.9%	157	91.8%
St. Paul Park	80	+ 6.7%	1.3%	20.0%	66.3%	124	88.2%
Stacy	42	+ 27.3%	0.0%	7.1%	66.7%	147	90.5%
Stillwater	304	+ 0.7%	14.5%	34.2%	37.2%	172	90.2%
Tonka Bay	28	+ 33.3%	0.0%	10.7%	17.9%	192	84.5%
Vadnais Heights	138	+ 2.2%	2.9%	40.6%	42.0%	147	89.8%
Victoria	127	- 17.0%	27.6%	12.6%	24.4%	154	93.2%
Waconia	169	- 2.3%	11.2%	24.3%	39.6%	156	92.9%
Watertown	64	+ 56.1%	14.1%	18.8%	48.4%	201	87.0%
Wayzata	57	+ 7.5%	3.5%	40.4%	26.3%	173	89.7%
West St. Paul	197	+ 7.1%	0.0%	24.4%	45.7%	157	87.7%
White Bear Lake	294	+ 23.0%	2.0%	26.9%	40.8%	172	90.2%
Woodbury	997	+ 9.0%	13.9%	40.3%	41.4%	135	92.4%
Wyoming	74	+ 21.3%	1.4%	14.9%	59.5%	142	92.1%
Zimmerman	200	+ 17.0%	0.5%	10.0%	79.0%	132	90.2%

Area Historical Median Prices

	2007	2008	2009	2010	2011	Change From 2010	Change From 2007
Twin Cities Region	**$225,000**	**$195,000**	**$165,000**	**$169,900**	**$150,000**	**- 11.7%**	**- 33.3%**
Afton	$525,000	$412,000	$307,000	$330,000	$430,000	+ 30.3%	- 18.1%
Albertville	$220,000	$201,750	$167,190	$150,200	$142,500	- 5.1%	- 35.2%
Andover	$267,950	$225,400	$205,000	$205,000	$182,000	- 11.2%	- 32.1%
Annandale	$191,700	$170,500	$154,700	$154,110	$153,889	- 0.1%	- 19.7%
Anoka	$187,400	$160,000	$130,000	$136,312	$114,500	- 16.0%	- 38.9%
Apple Valley	$224,900	$206,000	$170,500	$177,150	$150,000	- 15.3%	- 33.3%
Arden Hills	$238,800	$262,600	$232,250	$241,025	$157,500	- 34.7%	- 34.0%
Bayport	$241,900	$271,000	$186,000	$157,500	$147,000	- 6.7%	- 39.2%
Becker	$200,000	$171,000	$137,500	$131,950	$131,850	- 0.1%	- 34.1%
Belle Plaine	$208,000	$175,000	$149,900	$142,250	$137,300	- 3.5%	- 34.0%
Big Lake	$195,450	$150,000	$135,850	$140,000	$117,250	- 16.3%	- 40.0%
Blaine	$222,500	$194,750	$169,900	$170,500	$154,950	- 9.1%	- 30.4%
Bloomington	$226,000	$201,500	$181,200	$178,322	$157,000	- 12.0%	- 30.5%
Brooklyn Center	$174,000	$115,000	$90,000	$110,000	$82,500	- 25.0%	- 52.6%
Brooklyn Park	$220,000	$174,250	$134,000	$140,000	$127,000	- 9.3%	- 42.3%
Buffalo	$197,000	$175,000	$145,500	$150,000	$131,500	- 12.3%	- 33.2%
Burnsville	$225,000	$200,000	$175,000	$167,000	$149,000	- 10.8%	- 33.8%
Cambridge	$170,450	$139,500	$110,125	$105,000	$94,000	- 10.5%	- 44.9%
Carver	$276,500	$287,000	$237,950	$225,900	$225,000	- 0.4%	- 18.6%
Centerville	$230,000	$209,000	$222,000	$180,000	$154,600	- 14.1%	- 32.8%
Champlin	$217,700	$196,000	$162,000	$172,078	$148,000	- 14.0%	- 32.0%
Chanhassen	$319,900	$296,650	$287,500	$313,500	$295,000	- 5.9%	- 7.8%
Chaska	$240,750	$229,250	$177,500	$210,750	$170,000	- 19.3%	- 29.4%
Chisago	$260,000	$190,650	$175,000	$159,500	$155,700	- 2.4%	- 40.1%
Circle Pines	$187,000	$171,100	$148,750	$139,900	$124,150	- 11.3%	- 33.6%
Clear Lake	$207,000	$180,000	$113,000	$168,000	$146,800	- 12.6%	- 29.1%
Clearwater	$185,400	$149,900	$122,000	$159,900	$127,750	- 20.1%	- 31.1%
Cokato	$159,150	$125,000	$120,000	$99,000	$107,500	+ 8.6%	- 32.5%
Cologne	$239,900	$207,450	$205,013	$193,000	$189,900	- 1.6%	- 20.8%
Columbia Heights	$180,000	$145,000	$122,500	$120,000	$101,750	- 15.2%	- 43.5%
Columbus	$270,000	$262,450	$222,000	$232,000	$177,277	- 23.6%	- 34.3%
Coon Rapids	$190,800	$159,900	$136,000	$133,000	$114,900	- 13.6%	- 39.8%
Corcoran	$327,500	$293,950	$315,000	$291,500	$246,000	- 15.6%	- 24.9%
Cottage Grove	$223,450	$199,000	$180,000	$174,450	$160,000	- 8.3%	- 28.4%
Crystal	$194,700	$160,750	$139,950	$139,900	$105,500	- 24.6%	- 45.8%
Dayton	$286,000	$260,300	$197,000	$205,000	$142,000	- 30.7%	- 50.3%
Deephaven	$502,500	$485,000	$545,000	$509,000	$322,000	- 36.7%	- 35.9%
Delano	$256,000	$233,686	$201,500	$195,000	$173,150	- 11.2%	- 32.4%
Dellwood	$577,000	$750,000	$462,500	$617,575	$499,000	- 19.2%	- 13.5%
Eagan	$242,000	$215,000	$182,150	$189,000	$171,250	- 9.4%	- 29.2%
East Bethel	$218,650	$179,988	$158,950	$150,400	$162,500	+ 8.0%	- 25.7%
Eden Prairie	$315,000	$280,000	$250,000	$264,800	$257,360	- 2.8%	- 18.3%
Edina	$376,500	$389,450	$323,950	$339,000	$340,000	+ 0.3%	- 9.7%
Elk River	$212,000	$190,000	$158,000	$160,000	$131,500	- 17.8%	- 38.0%

MINNEAPOLIS AREA Association of REALTORS®

Area Historical Median Prices

	2007	2008	2009	2010	2011	Change From 2010	Change From 2007
Elko New Market	$302,000	$235,000	$229,500	$209,900	$191,500	- 8.8%	- 36.6%
Excelsior	$472,500	$450,000	$332,450	$277,000	$350,000	+ 26.4%	- 25.9%
Falcon Heights	$286,250	$280,250	$267,500	$239,500	$207,500	- 13.4%	- 27.5%
Farmington	$224,000	$195,460	$175,600	$172,000	$141,000	- 18.0%	- 37.1%
Forest Lake	$237,500	$204,700	$142,000	$135,450	$153,750	+ 13.5%	- 35.3%
Fridley	$194,000	$160,025	$138,900	$136,545	$120,000	- 12.1%	- 38.1%
Golden Valley	$272,500	$263,000	$220,000	$235,500	$199,000	- 15.5%	- 27.0%
Grant	$505,000	$455,000	$432,500	$395,000	$422,500	+ 7.0%	- 16.3%
Greenfield	$466,000	$235,000	$153,250	$237,750	$373,000	+ 56.9%	- 20.0%
Ham Lake	$316,000	$289,500	$235,500	$227,500	$211,500	- 7.0%	- 33.1%
Hammond	$167,700	$150,950	$127,500	$116,500	$115,750	- 0.6%	- 31.0%
Hanover	$299,900	$229,000	$229,900	$208,875	$214,950	+ 2.9%	- 28.3%
Hastings	$195,120	$177,500	$150,000	$148,500	$128,500	- 13.5%	- 34.1%
Highland Park	$284,700	$248,000	$225,000	$232,250	$235,000	+ 1.2%	- 17.5%
Hopkins	$205,150	$169,000	$160,000	$148,000	$125,000	- 15.5%	- 39.1%
Hudson	$241,774	$218,000	$195,000	$194,848	$184,750	- 5.2%	- 23.6%
Hugo	$244,000	$193,000	$154,900	$158,338	$136,950	- 13.5%	- 43.9%
Independence	$766,750	$490,500	$306,500	$433,500	$246,000	- 43.3%	- 67.9%
Inver Grove Heights	$209,950	$190,000	$165,751	$165,500	$155,000	- 6.3%	- 26.2%
Isanti	$172,000	$145,000	$120,950	$114,114	$90,750	- 20.5%	- 47.2%
Jordan	$250,500	$219,900	$204,000	$174,150	$178,000	+ 2.2%	- 28.9%
Lake Elmo	$492,450	$450,000	$405,250	$369,500	$374,800	+ 1.4%	- 23.9%
Lake St. Croix Beach	$183,000	$184,950	$158,000	$154,850	$85,250	- 44.9%	- 53.4%
Lakeland	$235,000	$246,000	$169,000	$211,000	$221,000	+ 4.7%	- 6.0%
Lakeville	$263,200	$255,000	$224,188	$225,000	$205,000	- 8.9%	- 22.1%
Lauderdale	$183,950	$197,000	$189,950	$173,900	$128,150	- 26.3%	- 30.3%
Lilydale	$297,500	$208,500	$180,000	$201,500	$175,000	- 13.2%	- 41.2%
Lindstrom	$213,650	$202,000	$180,000	$150,000	$143,950	- 4.0%	- 32.6%
Lino Lakes	$262,000	$227,700	$218,950	$211,250	$173,500	- 17.9%	- 33.8%
Little Canada	$236,900	$205,500	$175,250	$106,500	$140,000	+ 31.5%	- 40.9%
Long Lake	$222,000	$248,125	$197,450	$198,500	$186,500	- 6.0%	- 16.0%
Mahtomedi	$274,450	$297,000	$199,000	$249,995	$257,500	+ 3.0%	- 6.2%
Maple Grove	$256,500	$254,600	$222,000	$258,000	$214,000	- 17.1%	- 16.6%
Maple Lake	$211,000	$174,700	$100,000	$100,000	$112,840	+ 12.8%	- 46.5%
Maple Plain	$234,900	$159,900	$161,250	$166,700	$153,500	- 7.9%	- 34.7%
Maplewood	$208,550	$190,000	$162,000	$156,000	$139,400	- 10.6%	- 33.2%
Mayer	$244,900	$213,600	$169,900	$174,950	$169,900	- 2.9%	- 30.6%
Medina	$774,000	$620,000	$580,000	$615,000	$525,000	- 14.6%	- 32.2%
Mendota Heights	$390,000	$296,625	$289,450	$305,000	$283,000	- 7.2%	- 27.4%
Minnetonka	$287,000	$265,900	$245,000	$265,713	$233,000	- 12.3%	- 18.8%
Minnetrista	$434,500	$385,000	$346,639	$325,086	$349,950	+ 7.6%	- 19.5%
Monticello	$191,500	$160,000	$133,000	$135,000	$124,000	- 8.1%	- 35.2%
Montrose	$184,000	$139,900	$133,943	$131,371	$114,950	- 12.5%	- 37.5%
Mound	$227,500	$207,750	$181,000	$188,000	$150,000	- 20.2%	- 34.1%
Mounds View	$221,225	$175,000	$153,000	$166,700	$134,950	- 19.0%	- 39.0%

Area Historical Median Prices

	2007	2008	2009	2010	2011	Change From 2010	Change From 2007
Minneapolis Citywide	$217,500	$168,000	$145,000	$160,000	$140,000	- 12.5%	- 35.6%
Minneapolis - Calhoun-Isle	$282,375	$290,000	$273,500	$315,000	$267,261	- 15.2%	- 5.4%
Minneapolis - Camden	$123,600	$52,500	$48,950	$66,002	$45,000	- 31.8%	- 63.6%
Minneapolis - Central	$270,275	$254,950	$236,825	$225,000	$213,500	- 5.1%	- 21.0%
Minneapolis - Longfellow	$211,900	$189,500	$172,000	$170,500	$148,500	- 12.9%	- 29.9%
Minneapolis - Near North	$80,000	$35,725	$36,700	$55,000	$43,183	- 21.5%	- 46.0%
Minneapolis - Nokomis	$227,700	$209,000	$189,883	$195,400	$163,450	- 16.4%	- 28.2%
Minneapolis - Northeast	$192,000	$164,850	$150,000	$151,500	$125,000	- 17.5%	- 34.9%
Minneapolis - Phillips	$163,622	$85,000	$78,000	$110,000	$72,500	- 34.1%	- 55.7%
Minneapolis - Powderhorn	$175,750	$130,000	$123,950	$135,000	$110,000	- 18.5%	- 37.4%
Minneapolis - Southwest	$309,000	$275,000	$260,000	$276,000	$264,000	- 4.3%	- 14.6%
Minneapolis - University	$253,450	$247,118	$215,000	$207,950	$207,500	- 0.2%	- 18.1%
New Brighton	$224,700	$210,000	$187,000	$178,000	$156,250	- 12.2%	- 30.5%
New Hope	$221,700	$186,000	$158,250	$148,000	$126,125	- 14.8%	- 43.1%
New Prague	$205,000	$192,000	$170,000	$161,250	$141,500	- 12.2%	- 31.0%
New Richmond	$184,900	$141,000	$139,950	$135,400	$110,000	- 18.8%	- 40.5%
Newport	$175,000	$150,000	$127,400	$123,500	$72,175	- 41.6%	- 58.8%
North Branch	$202,000	$160,000	$144,350	$136,000	$115,000	- 15.4%	- 43.1%
North Oaks	$625,000	$637,735	$475,000	$584,000	$480,000	- 17.8%	- 23.2%
North St. Paul	$200,000	$159,500	$160,000	$145,000	$120,000	- 17.2%	- 40.0%
Northfield	$220,000	$190,000	$165,000	$159,900	$145,000	- 9.3%	- 34.1%
Norwood Young America	$190,500	$155,000	$134,500	$155,450	$119,900	- 22.9%	- 37.1%
Oak Grove	$259,950	$249,950	$207,000	$200,450	$175,000	- 12.7%	- 32.7%
Oak Park Heights	$165,000	$185,000	$127,000	$136,100	$130,000	- 4.5%	- 21.2%
Oakdale	$210,000	$184,900	$159,900	$164,600	$133,000	- 19.2%	- 36.7%
Orono	$797,000	$767,500	$595,000	$565,000	$530,000	- 6.2%	- 33.5%
Osseo	$207,500	$152,000	$134,500	$128,500	$114,900	- 10.6%	- 44.6%
Otsego	$209,000	$175,000	$159,900	$160,610	$159,900	- 0.4%	- 23.5%
Plymouth	$293,500	$275,000	$253,000	$249,000	$245,000	- 1.6%	- 16.5%
Princeton	$179,042	$122,206	$103,160	$113,900	$110,500	- 3.0%	- 38.3%
Prior Lake	$274,000	$245,000	$234,500	$223,900	$214,900	- 4.0%	- 21.6%
Ramsey	$215,000	$188,989	$152,250	$156,830	$137,000	- 12.6%	- 36.3%
Richfield	$217,500	$185,500	$165,000	$160,000	$140,250	- 12.3%	- 35.5%
River Falls	$178,000	$175,000	$165,000	$172,500	$143,600	- 16.8%	- 19.3%
Robbinsdale	$202,500	$160,000	$145,000	$131,500	$104,775	- 20.3%	- 48.3%
Rockford	$235,000	$206,000	$192,500	$169,800	$130,000	- 23.4%	- 44.7%
Rogers	$284,800	$253,000	$226,825	$212,000	$210,000	- 0.9%	- 26.3%
Rosemount	$244,050	$214,950	$193,500	$201,500	$170,000	- 15.6%	- 30.3%
Roseville	$235,000	$225,000	$198,000	$190,000	$158,500	- 16.6%	- 32.6%
Rush City	$179,000	$145,000	$87,000	$95,000	$113,000	+ 18.9%	- 36.9%
Saint Paul Citywide	$190,000	$145,000	$117,500	$121,250	$100,000	- 17.5%	- 47.4%
Saint Paul - Battle Creek/Highwood	$177,000	$150,000	$116,000	$123,000	$89,700	- 27.1%	- 49.3%
Saint Paul - Como Park	$222,500	$215,000	$199,900	$190,400	$145,000	- 23.8%	- 34.8%
Saint Paul - Dayton's Bluff	$140,000	$58,563	$60,000	$75,000	$50,000	- 33.3%	- 64.3%
Saint Paul - Downtown	$192,000	$200,000	$140,000	$152,500	$128,250	- 15.9%	- 33.2%

Area Historical Median Prices

	2007	2008	2009	2010	2011	Change From 2010	Change From 2007
Saint Paul - Greater East Side	$169,290	$109,948	$103,000	$102,500	$85,000	- 17.1%	- 49.8%
Saint Paul - Hamline-Midway	$184,900	$156,950	$149,450	$142,000	$104,500	- 26.4%	- 43.5%
Saint Paul - Lexington-Hamline	$260,950	$225,000	$214,900	$217,000	$210,000	- 3.2%	- 19.5%
Saint Paul - Macalester-Groveland	$275,000	$265,000	$240,000	$250,000	$228,750	- 8.5%	- 16.8%
Saint Paul - North End	$158,375	$81,000	$75,000	$76,250	$57,313	- 24.8%	- 63.8%
Saint Paul - Payne-Phalen	$150,700	$79,950	$70,000	$82,500	$65,000	- 21.2%	- 56.9%
Saint Paul - St. Anthony Park	$246,150	$241,000	$258,000	$216,750	$180,000	- 17.0%	- 26.9%
Saint Paul - Summit Hill	$301,750	$261,000	$315,000	$370,000	$325,000	- 12.2%	+ 7.7%
Saint Paul - Summit-University	$208,500	$165,000	$125,000	$157,325	$130,000	- 17.4%	- 37.6%
Saint Paul - Thomas-Dale	$122,800	$44,450	$49,500	$65,450	$45,000	- 31.2%	- 63.4%
Saint Paul - West Seventh	$194,000	$151,623	$146,900	$142,900	$103,626	- 27.5%	- 46.6%
Saint Paul - West Side	$180,000	$110,000	$91,000	$113,000	$82,000	- 27.4%	- 54.4%
Savage	$257,000	$240,000	$210,000	$200,000	$187,000	- 6.5%	- 27.2%
Shakopee	$220,000	$199,888	$175,000	$180,000	$154,900	- 13.9%	- 29.6%
Shoreview	$236,500	$222,000	$205,000	$205,000	$180,000	- 12.2%	- 23.9%
Shorewood	$450,000	$465,000	$356,200	$359,288	$350,000	- 2.6%	- 22.2%
Somerset	$177,400	$145,000	$136,400	$130,950	$127,000	- 3.0%	- 28.4%
South Haven	$216,450	$164,750	$160,000	$215,500	$195,000	- 9.5%	- 9.9%
South St. Paul	$182,000	$158,000	$130,250	$131,500	$114,990	- 12.6%	- 36.8%
Spring Lake Park	$195,000	$159,000	$136,500	$131,000	$92,250	- 29.6%	- 52.7%
St. Anthony	$251,200	$220,000	$210,000	$181,000	$176,500	- 2.5%	- 29.7%
St. Bonifacius	$239,900	$223,500	$170,000	$178,850	$145,000	- 18.9%	- 39.6%
St. Francis	$200,000	$163,250	$133,000	$135,000	$122,100	- 9.6%	- 39.0%
St. Louis Park	$234,000	$227,000	$212,500	$213,250	$185,000	- 13.2%	- 20.9%
St. Michael	$246,250	$204,000	$179,950	$165,000	$165,000	0.0%	- 33.0%
St. Paul Park	$191,500	$155,450	$129,900	$134,600	$116,000	- 13.8%	- 39.4%
Stacy	$231,000	$175,000	$153,450	$138,500	$139,000	+ 0.4%	- 39.8%
Stillwater	$277,000	$262,950	$208,500	$230,000	$208,000	- 9.6%	- 24.9%
Tonka Bay	$1,055,000	$1,062,500	$525,000	$495,000	$550,000	+ 11.1%	- 47.9%
Vadnais Heights	$201,250	$195,900	$153,500	$165,000	$165,000	0.0%	- 18.0%
Victoria	$402,500	$401,000	$330,375	$374,695	$352,500	- 5.9%	- 12.4%
Waconia	$254,000	$237,000	$199,700	$213,500	$187,500	- 12.2%	- 26.2%
Watertown	$215,000	$186,000	$175,263	$159,500	$118,000	- 26.0%	- 45.1%
Wayzata	$533,994	$409,400	$500,000	$439,000	$405,000	- 7.7%	- 24.2%
West St. Paul	$188,950	$160,800	$126,500	$136,500	$120,000	- 12.1%	- 36.5%
White Bear Lake	$221,900	$200,000	$167,000	$175,000	$148,500	- 15.1%	- 33.1%
Woodbury	$268,595	$261,900	$239,000	$243,750	$219,700	- 9.9%	- 18.2%
Wyoming	$224,450	$189,900	$165,000	$156,700	$152,500	- 2.7%	- 32.1%
Zimmerman	$203,900	$154,950	$135,000	$143,700	$117,950	- 17.9%	- 42.2%

Historical Review

Year	Number of Listings Processed	Total Dollar Volume (in billions)	Number of Units Sold	Average Sales Price
1980	37,018	$1.34	18,351	$74,069
1981	35,580	$1.25	15,675	$80,238
1982	41,465	$1.00	12,193	$82,288
1983	50,794	$1.35	15,914	$84,953
1984	53,646	$1.55	18,231	$85,007
1985	51,492	$1.87	21,335	$87,789
1986	58,382	$2.52	28,015	$90,319
1987	55,422	$2.46	25,772	$95,914
1988	80,771	$3.21	34,244	$93,977
1989	89,170	$3.28	33,962	$96,658
1990	78,548	$3.37	34,496	$98,016
1991	71,850	$3.52	35,598	$99,402
1992	72,730	$4.31	41,944	$103,264
1993	70,685	$4.30	39,842	$107,569
1994	63,369	$4.73	42,454	$111,806
1995	64,556	$4.94	42,310	$117,053
1996	73,433	$5.82	46,949	$124,022
1997	63,189	$5.68	41,441	$137,085
1998	64,280	$7.09	47,836	$147,346
1999	57,573	$7.62	46,675	$163,277
2000	59,618	$8.76	48,208	$181,605
2001	71,861	$10.22	50,298	$203,136
2002	73,940	$11.33	51,212	$221,275
2003	88,129	$13.80	57,457	$240,005
2004	100,035	$15.62	60,176	$259,292
2005	99,629	$16.60	60,061	$273,673
2006	108,033	$13.92	49,414	$279,151
2007	104,986	$11.41	41,027	$275,774
2008	93,451	$9.44	39,591	$236,585
2009	82,969	$9.19	45,871	$199,378
2010	81,846	$8.16	38,283	$211,350
2011	68,875	$8.07	41,429	$193,450

1980-1996

All property types and all MLS districts.

1997-Present

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

2003-Present

Home sales were recalculated in 2011 to account for all late-recorded activity, affecting data back to 2003.

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