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Hi Everyone,

Happy New Year!!! The stress of the holidays is over and we all get a fresh start to the new year. Hope all is starting out well for you in 2014!

I'm starting out the new year with a new website. Stop by and take a look at the new look of <http://JohnsonRealtySolutions.com>! It is clean, easy to navigate and hopefully provides good information for my clients. Take a look and let me know what you think!

The market slowed a bit starting in mid October and I was a bit concerned but with the debt ceiling issue gone and nothing too negative in the markets other than bitter cold temps I'm seeing signs of momentum again in the real estate market. Pending properties are starting pop up everywhere meaning buyers are out looking in the lower price ranges. Standard larger family homes are not quite on the move yet but will be soon.

I have been saying that this year is the year to sell if you are looking to make a move and I am still sticking to my guns. The real estate market has gone up double digits for the past 2 years and unless we flatten or go up only 2-5% (or at least not double digits) this year we may see a dip in pricing. Another year of double digits gains could mean we see a dip in prices in 2015 or 2016. I think we will most likely keep our gains since I don't think the general public will want to see prices take another double digit hike. All that said we just never know exactly what will happen but my 6 month forecasts have pretty much been right on for the past decade. This spring I see moderate gains in pricing with a 2-5% increase. Then I see the market flattening out a bit but much will be decided on if rates take a jump or stay at these levels. I don't believe the economy can take too much of a rate increase at this time. Remember – if rates go up fast then home values will most likely take a dip but most likely not a dive. I don't see this happening this year but might want to watch it next year or in 2016.

Seller's market – Yes, we are still in a seller's market and will be, most likely, for the first half of the year. We ended with only a little over 11k properties for sale at the end of the year in 2013. That's about a 3<sup>rd</sup> of the inventory we had just 3-4 years ago. With a 2.5 month supply the signs point to a continued seller's market this spring. I do anticipate more inventory coming on the market but for those who locked in to a low interest refi it's hard to leave a low payment and take on more risk. I know my family has stuck it through in our current home even though we would like something a little bigger and maybe newer. If you're looking to sell, spring is looking pretty good this year. You can always call or e-mail me to schedule a free no obligation, no bull, market analysis to evaluate your situation. Those who know me know that I just don't know how to sugar coat information or my opinions.

Buyers – If you are still waiting, I don't know what to say. I have been telling everyone to buy the last few years and if you weren't in a position in the past but are now you should be finding a home now. You are going to have a whole lot of competition again this year, or at least that is what I am expecting early on through the spring. Not seeing the multiple offers right now but anticipate we will in the spring. The best deals will hover in the \$100 a finished sq. ft range or a little above depending on location. We are seeing prices in some areas have gone well beyond that pricing. It will become harder and harder to find homes priced in this range per sq. ft. A little over \$100 per sq. ft. will still be ok but watch out if you are looking in the \$200 per sq. ft. range. This does depend on what type of home you are looking to purchase. If the market takes a drop there will be a lot of pain with that kind of pricing. Still, some areas do hold on to values quite well even when the market takes a drop. If you plan on being in your home for 10+ years you don't have to be nearly as concerned as the buyers with only a 3-5 year plan. I suggest

planning on staying in whatever you buy for up to 7 years so you don't have visions of grandeur thinking you can sell in 3 years, make a profit and buy your next home. Don't think that is being realistic unless you make a lot of money and plan on keeping the house your already own as a rental and save for a hefty down payment. So if you haven't found your home yet make it a goal to find one early in 2014 or else you will pay more with either prices climbing or rates climbing. Either way, you will end up paying more for your home on a monthly basis if you wait.

There's a lot to find out on how 2014 will treat the real estate market and I will keep you up to speed as I see things change.

Refinancing – If you haven't refinanced and you can save over 1% on your interest rate I would do so soon. Everyone I'm talking to believes that rates will stay around where they are but will probably keep trickling up as they have been over the past year. If you are wondering if refinancing is a possibility for you just give me a call and I will check to see if you have a good chance or if it's not worth the risk in paying the \$450-500 it costs to get the appraisal done to refinance your home. I locked in on 2 refi's last year and am doing my last one on a rental within the next month. I'm not telling you to do anything I have not already done or am doing right now. If you need help I'm only a call or e-mail away.

Attachments – data on the latest jobs report and the 2013 Year End Report for all of you who like to follow the numbers and data.

Found a fun family activity and wanted to share the link with you: Best Sledding Hills in the Twin Cities - [http://applevalley-rosemount.patch.com/groups/holidays/p/best-sledding-hills-in-the-twin-cities\\_5fdc6625-applevalley-rosemount?ncid=newsltuspatc00000001&evan4=picks-2-post&newsRef=true](http://applevalley-rosemount.patch.com/groups/holidays/p/best-sledding-hills-in-the-twin-cities_5fdc6625-applevalley-rosemount?ncid=newsltuspatc00000001&evan4=picks-2-post&newsRef=true)

If you plan on going out and enjoy winter with the kids you might want to check on the hills on this site.

Hope all is well and have a great start to 2014. The past is the past and now you have yet another chance to make this year the best year you have ever lived.

I wish you the best and have a great January!

p.s. – time to change your dirty air filter and add salt to your water softener



Have you downloaded my **free** Results Radar app yet? If you like to know about homes on the market whether you are buying or just curious, this is your app! Just download, install, point your device at the property you are interested in and get all the information on your mobile device instantly! To download my app I have three options:

1. Click on the Results Radar graphic above to go to the page to learn more about it and get download instructions
2. Using your smartphone, Simply **text** the letters: **JRS to 952-955-9200** or go to: <http://rresu.lt/matt.johnson>



3. Scan this QR code

# Review of Latest Jobs Report

January 15, 2014

## Last Week in Review

The Jobs Report for December is in and the data was mixed. Read on as we un-mix the data and find out what it means for home loan rates.



Table Source: Vantage Production, LLC

Just when it looked like the job market was improving, the Jobs Report showed that only 74,000 jobs were added in December. This was well below expectations and was the smallest increase since January 2011. However, the number of job creations for November was revised higher by 38,000, bringing November's total to 241,000.

Adding to the confusion, the Unemployment Rate fell to 6.7 percent, which is the lowest level since October 2008. However, the Labor Force Participation Rate (LFPR) fell to 62.8 percent, matching the number from October 2013 as the lowest level since the late 1970s. The LFPR measures the proportion of working-age Americans who have a job or are looking for one, and it should be moving higher in a recovery. In addition, 347,000 people left the workforce last month, though it is unclear whether these are people retiring, people leaving the labor force because they can't find a job, or a mixture of both.

**What does this mean for home loan rates?** Overall, the December Jobs Report was weak, which gives the Fed cover to continue its bond purchases. Remember that the Fed had been purchasing \$85 billion in bonds and Treasuries each month to stimulate the economy and housing market. Due to strong economic data, the Fed decided at its December meeting to start tapering these purchases. Beginning this month, the Fed will now purchase \$40 billion in Treasuries and \$35 billion in mortgage bonds (the type of bonds on which home loan rates are based).

The decision to further taper these purchases will be dependent on economic data. If more economic reports are weak like the December Jobs Report, further tapering could be delayed and this timing could have a big impact on mortgage bonds and home loan rates this year.

**The bottom line is that home loan rates remain attractive compared to historical levels and now remains a great time to consider a home purchase or refinance.**

## Forecast for the week

Economic reports kick off on Tuesday and the calendar is busy the rest of the week.

- Tuesday brings the **Retail Sales Report** for December.
- Look for a double dose of manufacturing data with the **Empire State Index** on Wednesday and the **Philadelphia Fed Index** on Thursday.
- Inflation data from the **Producer Price Index** will be released on Wednesday, followed by the **Consumer Price Index** on Thursday.
- **Weekly Initial Jobless Claims** will be reported on Thursday, as usual.
- Over in housing, look for the **National Association of Home Builders** Housing Market Index on Thursday. **Housing Starts** and **Building Permits** for December will be released on Friday.
- Friday will also feature the **Consumer Sentiment Index** for January.

As you can see in the chart below, research firm CoreLogic reported that its Home Price Index (which includes distressed sales) rose by 11.8 percent in November 2013, compared to November 2012. This marks the twenty-first consecutive month of year-over-year gains.

# Annual Report on the Twin Cities Housing Market

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



BETTER AGENTS ♦ BETTER COMMUNITIES  
SAINT PAUL AREA ASSOCIATION OF REALTORS®

# 2013

# Annual Report on the Twin Cities Housing Market



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

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SAINT PAUL AREA ASSOCIATION OF REALTORS®

**It** was a banner year for residential real estate across America. Nearly every metropolitan housing market embarked upon or continued along the road to recovery. Local and regional markets once burdened by excessive supply levels and heavy foreclosure loads have given way to multiple-offer situations, homes selling in record-low market times and prices rallying to multi-year highs in many cases.

The year 2013 brought tectonic shifts to housing's landscape. Many local markets transitioned from buyers' markets to sellers' markets. Closed sales are up. Days on market until sale is trending downward. The percent of list price received at sale is trending higher. Sellers even managed to post a notable gain.

Low (but upwardly mobile) mortgage rates, still affordable prices and a better jobs scene created a triple play that helped bolster consumer confidence and galvanize local markets. Rising prices have the dual benefit of further cementing confidence as well as lifting homeowners out of underwater positions, which should create more inventory in 2014.

**Sales** Favorable rates, more employment opportunities and a rising stock market mixed with rising prices, rising rents and shrinking inventory left buyers with a sense of empowerment and urgency. Unsurprisingly, buyers closed on 8.8 percent more homes in 2013 than in 2012, finishing at 53,087 for the year. That's the highest number of sales since 2005. Not only was there more demand in 2013, but the product mix of those additional sales also skewed toward higher-priced traditional homes. In 2014, buyers who endured foreclosure could become ready to purchase again. Also watch for signs of life among move-up buyers and in the upper-price echelons. Investor activity should continue to subside.

**Listings** At 11,646, inventory levels fell throughout most of the year, finishing 10.5 percent below 2012's tally. That is likely to change in 2014 as recovery continues. Rising prices should continue to unlock additional inventory. A better labor market meant more stable household finances. There was pent-up demand remaining from the economic downturn, and sellers were evidently eager to make a move. Sellers regained a lot of ground in 2013, listing 72,128 properties or 9.4 percent more than 2012. They must have caught wind of the robust demand, rising prices and speedy market times. And many of them got top dollar for their home – in some instances, an amount greater than their list price.

**Distressed Properties** Foreclosures and short sales exerted far less downward pressure on prices, partly due to recovery within those segments but mainly because of their dwindling market share. Plummeting from 50.0 percent to 26.4 percent in two years, the percentage of all sales that were in financial distress is on the decline. In this improving economy, fewer homeowners are defaulting, which means banks are listing fewer distressed homes, which means fewer are closing. That's a good thing, since these listings tend to sell for between \$130,000 and \$140,000 compared to \$220,000 for their traditional counterparts.

**Prices** We closed 2013 with a 14.4 percent median price increase compared to 2012. At \$192,000, the median sales price is proudly standing at a five-year high. Prices are now just 16.5 percent below their 2006 peak but 28.0 percent above their 2011 valley. Watch for move-up buyers, fewer foreclosures and new construction to impact prices in 2014. Prices are likely to grow but at a tempered pace.

Housing is closely tied to economic health. Households with gainfully employed wage earners are more likely to make bigger purchases like a house or a car. When gauging the housing market, it's important to closely track job growth and unemployment.

"A nation of homeowners is unconquerable." So said FDR. The American Dream was alive and well in 2013, as U.S. citizens proved that they still want a stake in the action. With countless benefits to families, cities and regions, homeownership continues to be the fabric of our communities, and we expect the national and local housing morale to remain sharp in 2014.

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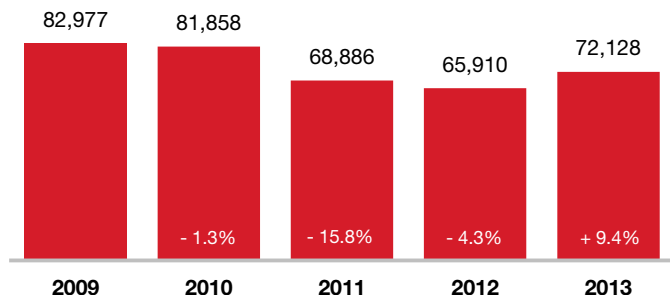
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[Click on desired metric to jump to that page.](#)

# Quick Facts

Rankings include geographies with 15 sales or more. County totals are not included.

## New Listings



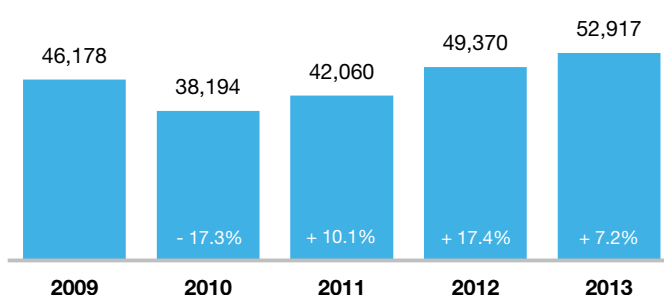
### Top 5 Areas: Change in New Listings from 2012

Saint Francis	+ 63.4%
Cologne	+ 60.9%
Grant	+ 52.1%
Falcon Heights	+ 50.0%
Saint Bonifacius	+ 48.6%

### Bottom 5 Areas: Change in New Listings from 2012

Hampton	- 18.2%
Spring Park	- 24.2%
Long Lake	- 28.3%
Circle Pines	- 29.1%
Tonka Bay	- 32.1%

## Pending Sales



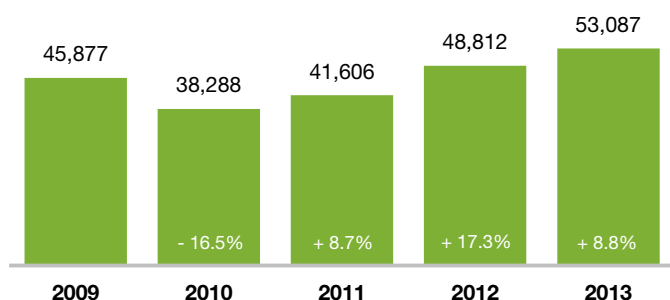
### Top 5 Areas: Change in Pending Sales from 2012

Birchwood Village	+ 220.0%
Lauderdale	+ 94.4%
Rush City	+ 79.4%
Greenfield	+ 76.2%
Hudson	+ 61.4%

### Bottom 5 Areas: Change in Pending Sales from 2012

Becker	- 17.3%
South Saint Paul	- 18.4%
Saint Paul - Thomas-Dale	- 18.8%
Minneapolis - Phillips	- 26.9%
Circle Pines	- 33.7%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2012

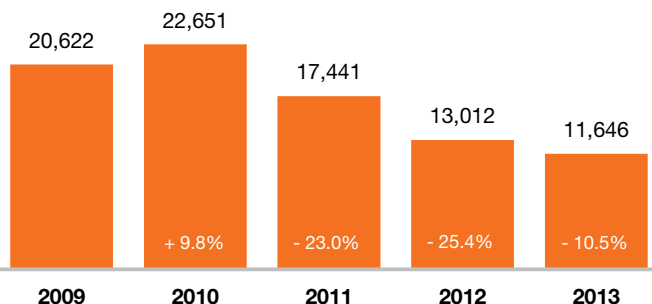
Birchwood Village	+ 200.0%
Rush City	+ 68.6%
Greenfield	+ 65.2%
Corcoran	+ 64.1%
Lauderdale	+ 63.2%

### Bottom 5 Areas: Change in Closed Sales from 2012

Columbus	- 17.1%
Spring Park	- 17.9%
Scandia	- 18.2%
Minneapolis - Phillips	- 25.7%
Circle Pines	- 26.0%

## Inventory of Homes for Sale

At the end of the year.



### Top 5 Areas: Change in Homes for Sale from 2012

Maple Plain	+ 100.0%
Bayport	+ 80.0%
Hammond	+ 77.8%
Saint Bonifacius	+ 66.7%
Zumbrota	+ 52.0%

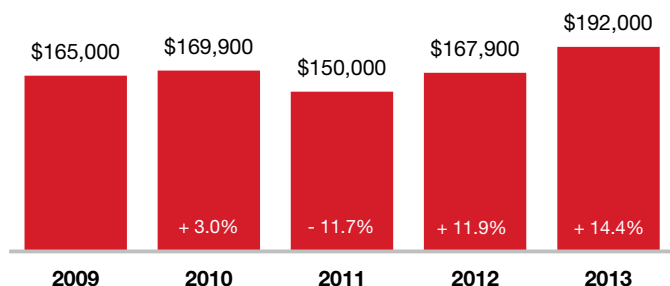
### Bottom 5 Areas: Change in Homes for Sale from 2012

Birchwood Village	- 57.1%
Spring Park	- 63.6%
Tonka Bay	- 69.2%
Loretto	- 75.0%
Excelsior	- 90.9%

# Quick Facts

Rankings include geographies with 15 sales or more. County totals are not included.

## Median Sales Price



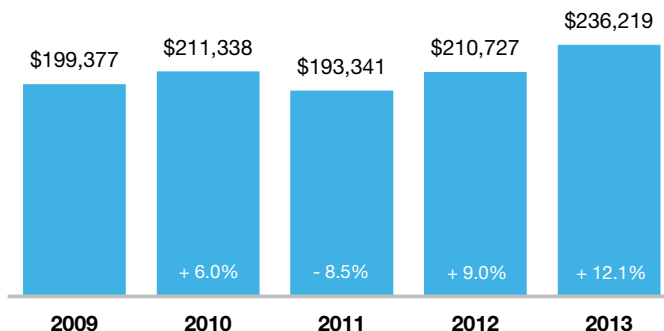
### Top 5 Areas: Change in Median Sales Price from 2012

Stacy	+ 67.1%
Hampton	+ 56.9%
Saint Paul - Dayton's Bluff	+ 56.3%
Loretto	+ 53.8%
Afton	+ 48.9%

### Bottom 5 Areas: Change in Median Sales Price from 2012

Osseo	- 7.8%
Wayzata	- 18.6%
Spring Park	- 22.7%
Lake St. Croix Beach	- 22.8%
Tonka Bay	- 40.1%

## Average Sales Price



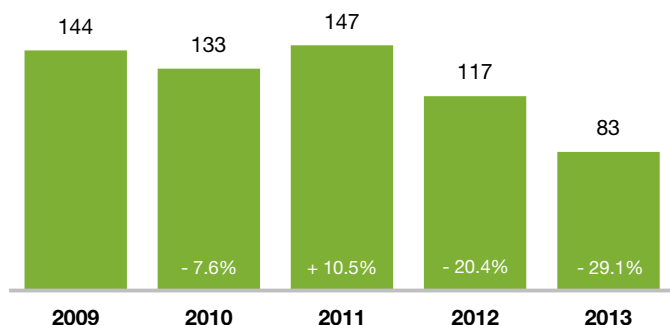
### Top 5 Areas: Change in Average Sales Price from 2012

Dellwood	+ 60.9%
Loretto	+ 59.2%
Newport	+ 55.2%
Stacy	+ 53.4%
Birchwood Village	+ 48.7%

### Bottom 5 Areas: Change in Average Sales Price from 2012

Greenfield	- 10.3%
Spring Park	- 11.2%
Lakeland	- 13.8%
Tonka Bay	- 19.4%
Lake St. Croix Beach	- 20.9%

## Cumulative Days on Market Until Sale



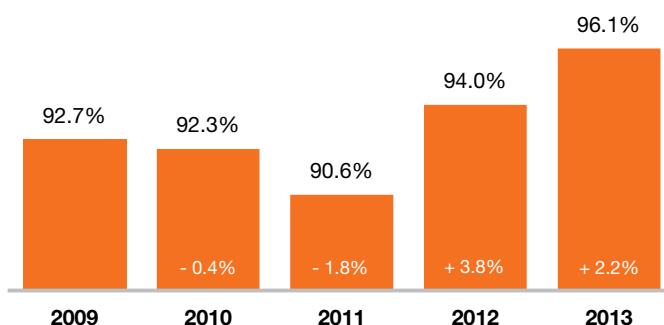
### Top 5 Areas: Change in Cumulative Days on Market from 2012

Birchwood Village	+ 76.1%
Dayton	+ 22.2%
Saint Paul - Summit Hill	+ 18.5%
Corcoran	+ 13.6%
Faribault	+ 12.7%

### Bottom 5 Areas: Change in Cumulative Days on Market from 2012

Mayer	- 49.0%
Osseo	- 49.4%
Lake Elmo	- 49.5%
Rogers	- 50.8%
Rockford	- 61.4%

## Percent of Original List Price Received



### Top 5 Areas: Change in Pct. of Orig. Price Received from 2012

Loretto	+ 19.2%
Dellwood	+ 8.3%
Excelsior	+ 7.9%
Nowthen	+ 7.1%
Afton	+ 6.5%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2012

Newport	- 2.0%
Maple Lake	- 2.2%
Minneapolis - Near North	- 3.5%
Norwood Young America	- 4.2%
Birchwood Village	- 5.4%



# Property Type Review

Rankings include geographies with 15 sales or more. County totals are not included.

**84**

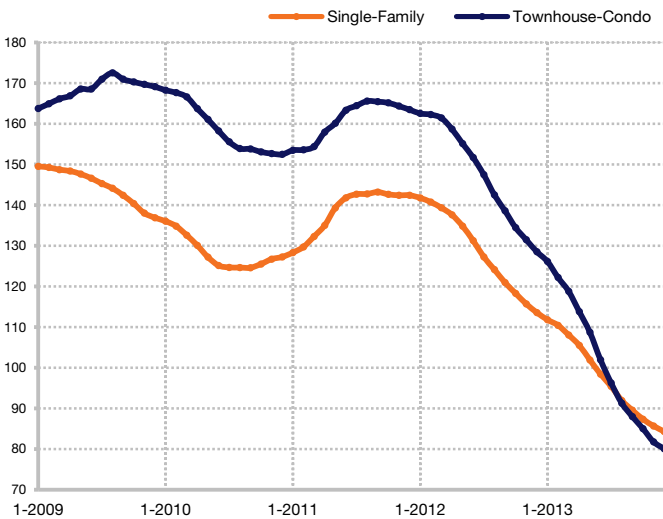
Average Cumulative Days on Market Single-Family Detached

**80**

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 2013

Area	Market Share
<b>Twin Cities Region</b>	<b>22.6%</b>
Minneapolis - Central	99.7%
Saint Paul - Downtown	96.8%
Lilydale	95.8%
Minneapolis - University	73.5%
Hugo	50.0%
Minneapolis - Calhoun-Isle	47.2%
Apple Valley	46.2%
Vadnais Heights	44.4%
Saint Paul - Summit-University	44.3%
Burnsville	44.3%
Spring Park	43.5%
Little Canada	43.0%
Hopkins	41.8%
Saint Anthony	38.8%
Shoreview	38.5%
Minneapolis - Phillips	38.3%
Woodbury	37.9%
Eagan	36.6%
Eden Prairie	36.4%
Inver Grove Heights	36.3%
Saint Paul - Summit Hill	36.3%
Maple Grove	36.0%
Edina	35.5%
Shakopee	35.1%
Saint Paul - St. Anthony Park	35.0%

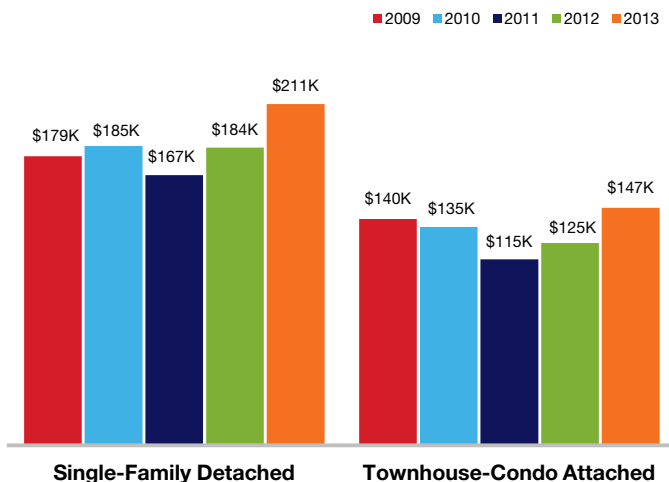
**+ 14.7%**

One-Year Change in Price Single-Family Detached

**+ 17.4%**

One-Year Change in Price Townhouse-Condo Attached

## Median Sales Price



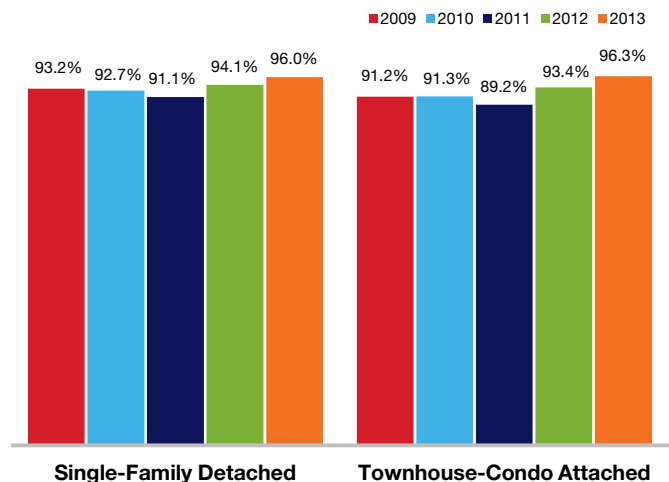
**96.0%**

Pct. of Orig. Price Received Single-Family Detached

**96.3%**

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. County totals are not included.

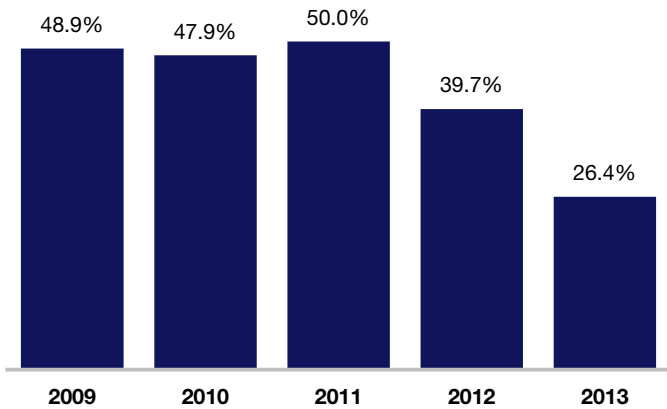
**26.4%**

Percent of Closed Sales in 2013 That Were Distressed

**- 27.8%**

One-Year Change in Sales of Distressed Properties

## Percent of Sales That Were Distressed



## Top Areas: Distressed Market Share in 2013

Twin Cities Region	Distressed Market Share
Isanti	57.2%
Circle Pines	52.1%
Cambridge	48.8%
Saint Paul - Thomas-Dale	48.2%
Mora	47.4%
Somerset	47.1%
Minneapolis - Phillips	45.7%
Minneapolis - Near North	45.5%
Zimmerman	44.6%
Pine City	44.5%
Minneapolis - Camden	44.0%
Saint Paul - West Side	43.4%
Saint Paul - Payne-Phalen	43.3%
Saint Francis	43.2%
Princeton	42.7%
Saint Paul - Greater East Side	42.7%
East Bethel	41.7%
Belle Plaine	41.6%
Saint Paul - North End / South Como	41.5%
Newport	40.5%
Albertville	40.3%
Saint Paul - Dayton's Bluff	40.3%
Brooklyn Center	40.0%
Saint Paul - Battle Creek / Highwood	40.0%
Greenfield	39.5%

**+ 13.0%**

Four-Year Change in Price All Properties

**+ 1.4%**

Four-Year Change in Price Traditional Properties

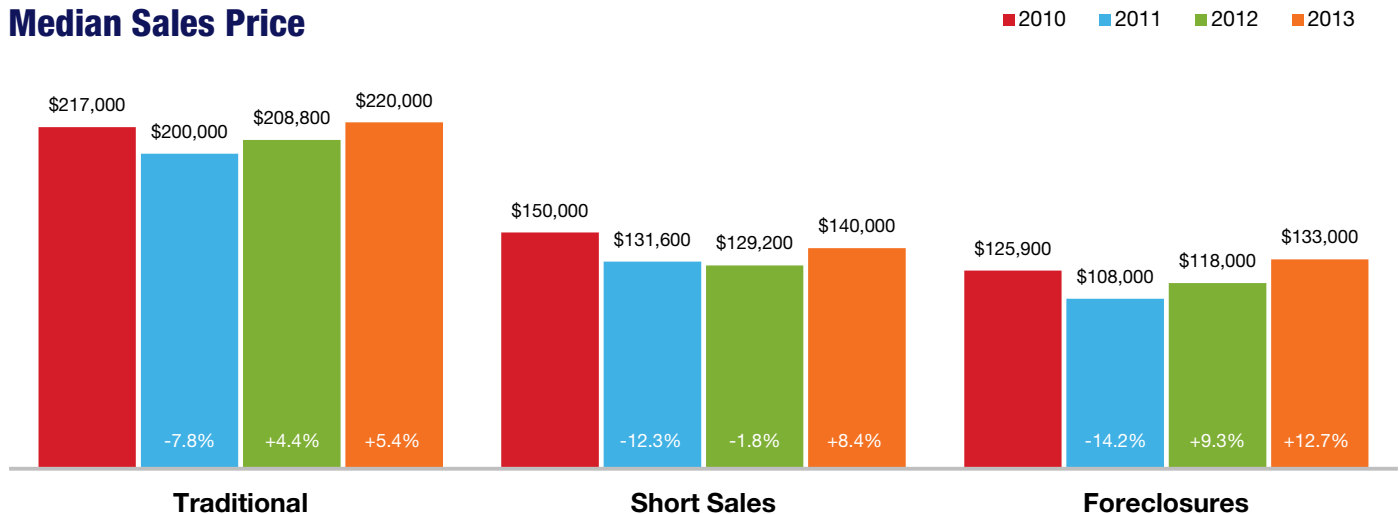
**- 6.7%**

Four-Year Change in Price Short Sales

**+ 5.6%**

Four-Year Change in Price Foreclosures

## Median Sales Price





# New Construction Review

Rankings include geographies with 15 sales or more. County totals are not included.

## Feb '09

Peak of New Construction Inventory

## 1,762

Drop in New Construction Inventory from Peak

### New Construction Homes for Sale



### Top Areas: New Construction Market Share in 2013

Twin Cities Region	6.9%
Hanover	36.1%
Medina	35.3%
Bayport	33.3%
Otsego	31.6%
Rogers	29.8%
Victoria	27.8%
Delano	26.7%
Cologne	25.0%
North Oaks	25.0%
Mayer	24.4%
Chisago	22.1%
Minnetrissa	21.8%
Oak Grove	21.1%
Chanhassen	19.5%
Stacy	19.5%
Blaine	18.0%
Prior Lake	17.7%
Carver	17.1%
Elko New Market	16.9%
Ramsey	16.9%
Andover	16.8%
Montrose	16.5%
Waconia	16.2%
Lakeville	15.5%
Woodbury	15.0%

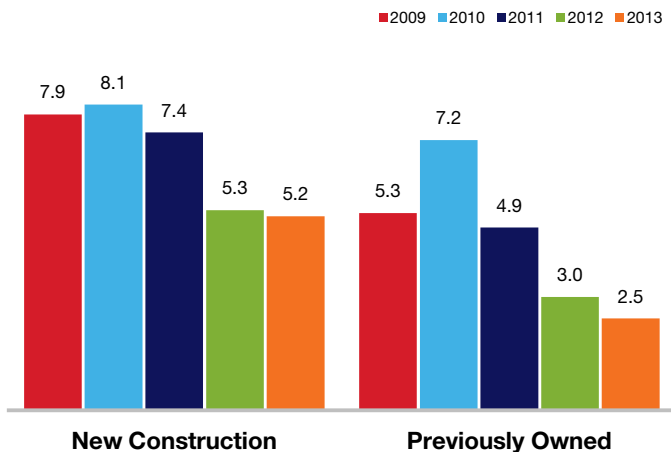
## 5.2

Year-End Months Supply New Construction

## 2.5

Year-End Months Supply Previously Owned

### Months Supply of Inventory



## 100.3%

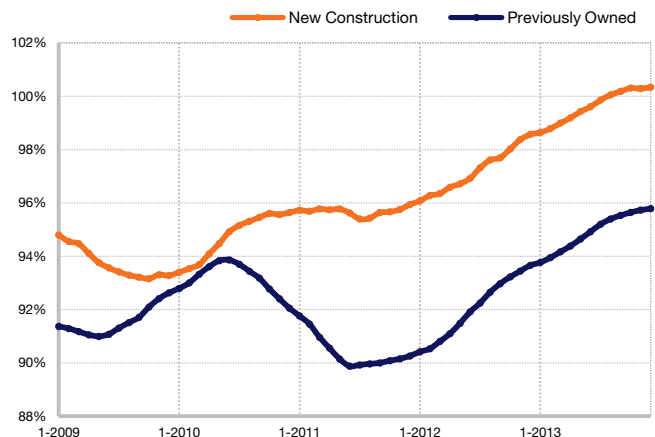
Pct. of Orig. Price Received New Construction

## 95.8%

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.



# 2013 Annual Report on the Twin Cities Housing Market

## Area Overview – Around the Metro



	Total Closed Sales	Change from 2012	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
<b>Twin Cities Region</b>	<b>53,087</b>	<b>+ 8.8%</b>	<b>6.9%</b>	<b>22.6%</b>	<b>26.4%</b>	<b>83</b>	<b>96.1%</b>
Afton	34	- 8.1%	2.9%	0.0%	35.3%	158	93.9%
Albertville	134	+ 22.9%	6.0%	17.2%	40.3%	67	96.2%
Andover	495	+ 10.2%	16.8%	6.9%	24.2%	70	97.8%
Annandale	105	+ 10.5%	0.0%	1.9%	24.8%	136	93.4%
Anoka	213	+ 11.5%	0.5%	13.1%	35.2%	69	96.0%
Apple Valley	877	+ 9.1%	5.5%	46.2%	28.6%	71	97.0%
Arden Hills	111	- 2.6%	5.4%	14.4%	15.3%	90	95.6%
Bayport	36	0.0%	33.3%	2.8%	22.2%	88	91.7%
Becker	118	- 9.9%	6.8%	8.5%	33.1%	102	95.1%
Belle Plaine	149	+ 19.2%	2.7%	6.0%	41.6%	87	96.3%
Bethel	12	+ 20.0%	0.0%	0.0%	41.7%	111	86.9%
Big Lake	309	+ 12.0%	4.5%	7.4%	37.5%	79	96.1%
Birchwood Village	15	+ 200.0%	0.0%	0.0%	26.7%	155	86.4%
Blaine	1,121	+ 9.4%	18.0%	29.8%	27.3%	67	97.5%
Bloomington	1,164	+ 6.4%	2.5%	28.4%	24.1%	76	96.7%
Bloomington – East	365	+ 0.3%	4.7%	22.5%	33.4%	83	97.5%
Bloomington – West	799	+ 9.6%	1.5%	31.0%	19.8%	73	96.4%
Brainerd MSA	1,725	- 3.7%	1.8%	5.2%	17.1%	189	90.9%
Brooklyn Center	447	- 15.8%	0.2%	10.5%	40.0%	77	97.2%
Brooklyn Park	1,274	- 0.4%	8.3%	21.0%	36.9%	74	97.2%
Buffalo	311	+ 4.0%	6.8%	9.6%	27.3%	77	95.6%
Burnsville	847	+ 0.7%	2.4%	44.3%	29.9%	72	97.0%
Cambridge	203	+ 11.5%	6.9%	11.3%	48.8%	84	96.2%
Cannon Falls	135	+ 26.2%	1.5%	8.9%	16.3%	150	92.8%
Carver	117	+ 21.9%	17.1%	20.5%	16.2%	98	96.5%
Centerville	78	+ 30.0%	6.4%	16.7%	32.1%	98	95.6%
Champlin	367	+ 2.5%	0.5%	21.3%	32.7%	65	96.8%
Chanhassen	518	+ 15.1%	19.5%	32.0%	12.2%	82	97.0%
Chaska	448	+ 4.2%	14.7%	24.8%	23.2%	89	96.5%
Chisago	95	+ 48.4%	22.1%	10.5%	27.4%	130	95.5%
Circle Pines	71	- 26.0%	0.0%	28.2%	52.1%	66	97.0%
Clear Lake	102	+ 15.9%	2.9%	2.0%	26.5%	140	92.5%
Clearwater	61	+ 8.9%	0.0%	6.6%	34.4%	148	92.1%
Coates	0	--	0.0%	0.0%	0.0%	0	0.0%
Cokato	57	+ 16.3%	0.0%	1.8%	21.1%	132	94.7%
Cologne	56	+ 33.3%	25.0%	5.4%	30.4%	93	97.0%
Columbia Heights	349	+ 4.2%	0.0%	14.3%	36.7%	73	95.8%
Columbus	29	- 17.1%	0.0%	0.0%	31.0%	138	93.8%
Coon Rapids	1,010	+ 4.2%	3.0%	28.8%	36.7%	65	97.4%
Corcoran	64	+ 64.1%	1.6%	0.0%	26.6%	142	94.7%
Cottage Grove	539	- 3.4%	5.2%	17.3%	31.2%	59	97.9%
Crystal	424	+ 15.8%	2.1%	4.2%	32.1%	67	96.4%
Dayton	61	+ 8.9%	14.8%	0.0%	29.5%	165	96.7%

# 2013 Annual Report on the Twin Cities Housing Market

## Area Overview – Around the Metro



	Total Closed Sales	Change from 2012	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Deephaven	65	+ 8.3%	3.1%	1.5%	6.2%	97	93.8%
Delano	150	+ 50.0%	26.7%	6.7%	20.7%	94	97.0%
Dellwood	17	+ 54.5%	0.0%	0.0%	17.6%	196	91.6%
Eagan	951	+ 0.2%	7.2%	36.6%	23.0%	68	96.7%
East Bethel	151	- 8.5%	4.0%	0.7%	41.7%	94	95.3%
Eden Prairie	1,067	+ 15.2%	3.4%	36.4%	17.0%	75	96.4%
Edina	986	+ 3.4%	5.7%	35.5%	8.1%	85	95.5%
Elk River	447	+ 13.7%	11.6%	20.6%	33.8%	81	95.9%
Elko New Market	118	+ 19.2%	16.9%	10.2%	30.5%	91	97.2%
Excelsior	29	0.0%	3.4%	24.1%	13.8%	115	98.1%
Falcon Heights	61	+ 38.6%	0.0%	18.0%	9.8%	91	95.0%
Faribault	364	+ 11.0%	1.1%	9.3%	31.9%	115	93.4%
Farmington	503	+ 17.0%	9.7%	23.3%	34.6%	74	97.3%
Forest Lake	367	+ 29.7%	9.3%	25.6%	27.2%	106	95.9%
Fridley	361	+ 21.1%	1.1%	16.9%	36.6%	76	96.7%
Gem Lake	4	+ 300.0%	0.0%	0.0%	50.0%	53	87.5%
Golden Valley	378	+ 22.3%	1.6%	15.9%	12.7%	71	95.6%
Grant	45	+ 50.0%	0.0%	0.0%	13.3%	139	96.1%
Greenfield	38	+ 65.2%	0.0%	21.1%	39.5%	129	92.8%
Greenwood	16	- 15.8%	0.0%	6.3%	12.5%	184	93.5%
Ham Lake	212	+ 1.0%	13.2%	7.1%	26.9%	87	96.8%
Hamburg	9	+ 28.6%	0.0%	0.0%	22.2%	223	88.8%
Hammond	53	+ 1.9%	1.9%	5.7%	34.0%	168	94.2%
Hampton	17	- 5.6%	0.0%	0.0%	5.9%	81	94.8%
Hanover	72	+ 50.0%	36.1%	0.0%	36.1%	95	98.2%
Hastings	332	- 6.7%	4.8%	28.6%	29.5%	80	95.8%
Hilltop	1	0.0%	0.0%	100.0%	100.0%	52	92.0%
Hopkins	213	+ 1.9%	0.9%	41.8%	28.6%	88	96.8%
Hudson	509	+ 59.1%	9.4%	22.0%	18.7%	116	96.2%
Hugo	346	+ 8.5%	14.7%	50.0%	28.0%	74	97.3%
Hutchinson	285	+ 3.6%	2.1%	10.5%	24.6%	92	93.7%
Independence	44	- 2.2%	0.0%	0.0%	18.2%	220	91.4%
Inver Grove Heights	463	+ 15.5%	9.9%	36.3%	24.6%	75	96.3%
Isanti	201	+ 20.4%	7.0%	11.9%	57.2%	82	96.7%
Jordan	112	+ 4.7%	5.4%	4.5%	26.8%	100	95.8%
Lake Elmo	89	+ 7.2%	6.7%	1.1%	22.5%	94	94.4%
Lake Minnetonka Area	961	+ 3.1%	7.7%	11.9%	20.2%	133	93.7%
Lake St. Croix Beach	15	+ 15.4%	0.0%	0.0%	33.3%	101	91.5%
Lakeland	33	+ 26.9%	0.0%	0.0%	30.3%	88	93.2%
Lakeland Shores	5	- 28.6%	0.0%	0.0%	20.0%	111	90.5%
Lakeville	1,106	+ 19.7%	15.5%	20.1%	24.2%	76	97.1%
Lauderdale	31	+ 63.2%	0.0%	22.6%	22.6%	96	95.4%
Lexington	11	- 31.3%	0.0%	0.0%	27.3%	90	89.7%
Lilydale	24	+ 14.3%	0.0%	95.8%	20.8%	153	93.4%

# 2013 Annual Report on the Twin Cities Housing Market

## Area Overview – Around the Metro



	Total Closed Sales	Change from 2012	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Lindstrom	112	+ 3.7%	4.5%	17.0%	37.5%	144	93.3%
Lino Lakes	254	+ 8.5%	7.1%	16.9%	28.3%	83	96.7%
Little Canada	121	+ 11.0%	2.5%	43.0%	28.1%	93	94.5%
Long Lake	31	+ 14.8%	0.0%	9.7%	29.0%	99	92.3%
Lonsdale	111	+ 14.4%	2.7%	0.0%	38.7%	81	95.0%
Loretto	15	+ 50.0%	0.0%	20.0%	6.7%	52	96.9%
Mahtomedi	132	+ 30.7%	6.1%	12.1%	15.9%	101	94.6%
Maple Grove	1,302	+ 11.5%	11.4%	36.0%	21.9%	68	96.9%
Maple Lake	62	+ 1.6%	1.6%	6.5%	35.5%	117	89.7%
Maple Plain	23	- 11.5%	0.0%	0.0%	30.4%	86	92.3%
Maplewood	521	- 1.7%	1.9%	24.8%	31.9%	76	96.2%
Marine on St. Croix	21	+ 40.0%	0.0%	14.3%	19.0%	172	84.6%
Mayer	45	+ 12.5%	24.4%	0.0%	35.6%	53	98.0%
Medicine Lake	4	+ 300.0%	0.0%	0.0%	0.0%	110	86.8%
Medina	119	+ 33.7%	35.3%	14.3%	8.4%	146	94.1%
Mendota	1	0.0%	0.0%	0.0%	0.0%	19	104.4%
Mendota Heights	164	- 5.7%	1.2%	33.5%	12.2%	90	96.1%
Miesville	4	+ 300.0%	25.0%	0.0%	25.0%	131	94.2%
Minneapolis - (Citywide)	5,603	+ 6.7%	2.0%	23.5%	23.9%	77	95.9%
Minneapolis - Calhoun-Isle	434	+ 0.9%	4.1%	47.2%	13.4%	113	93.7%
Minneapolis - Camden	645	+ 14.8%	0.6%	1.7%	44.0%	89	93.1%
Minneapolis - Central	648	+ 14.7%	4.9%	99.7%	16.5%	76	96.5%
Minneapolis - Longfellow	349	+ 9.4%	1.4%	3.7%	18.3%	51	97.5%
Minneapolis - Near North	330	+ 3.4%	1.5%	8.2%	45.5%	98	91.5%
Minneapolis - Nokomis	847	+ 12.3%	0.7%	3.8%	22.8%	65	96.8%
Minneapolis - Northeast	497	+ 4.0%	1.2%	9.5%	27.6%	68	97.0%
Minneapolis - Phillips	81	- 25.7%	1.2%	38.3%	45.7%	94	93.5%
Minneapolis - Powderhorn	605	+ 9.6%	0.7%	15.0%	29.6%	77	96.8%
Minneapolis - Southwest	961	+ 1.5%	2.6%	5.9%	9.3%	62	97.2%
Minneapolis - University	215	- 0.9%	3.3%	73.5%	18.1%	117	95.4%
Minnetonka	837	+ 3.3%	3.5%	30.5%	15.4%	76	95.8%
Minnetonka Beach	10	- 9.1%	0.0%	0.0%	10.0%	185	89.9%
Minnetrista	133	+ 10.8%	21.8%	3.0%	13.5%	152	94.9%
Monticello	254	+ 28.9%	9.4%	18.1%	33.5%	78	96.0%
Montrose	103	+ 30.4%	16.5%	13.6%	21.4%	96	95.5%
Mora	116	- 7.2%	0.0%	2.6%	47.4%	157	90.5%
Mound	197	- 0.5%	3.0%	6.1%	31.0%	107	93.3%
Mounds View	121	- 6.2%	1.7%	9.9%	26.4%	75	95.4%
New Brighton	227	- 13.7%	5.7%	32.6%	22.9%	75	96.0%
New Germany	12	+ 9.1%	0.0%	0.0%	33.3%	102	95.5%
New Hope	258	+ 13.7%	0.8%	15.9%	28.7%	68	94.7%
New Prague	191	+ 2.7%	5.2%	20.4%	27.7%	110	95.9%
New Richmond	228	+ 20.0%	6.6%	8.3%	30.7%	142	95.2%
New Trier	2	- 33.3%	0.0%	0.0%	0.0%	53	88.2%

# 2013 Annual Report on the Twin Cities Housing Market

## Area Overview – Around the Metro



	Total Closed Sales	Change from 2012	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Newport	37	+ 19.4%	0.0%	0.0%	40.5%	74	93.8%
North Branch	243	+ 23.4%	14.0%	7.0%	35.4%	92	96.0%
North Oaks	100	+ 44.9%	25.0%	14.0%	5.0%	128	94.5%
North Saint Paul	176	+ 6.7%	0.6%	8.5%	34.1%	86	94.1%
Northfield	286	- 2.7%	5.9%	26.6%	28.7%	109	94.6%
Norwood Young America	61	0.0%	11.5%	14.8%	29.5%	133	90.6%
Nowthen	55	- 9.8%	0.0%	0.0%	34.5%	102	96.0%
Oak Grove	109	- 2.7%	21.1%	0.0%	28.4%	81	96.6%
Oak Park Heights	47	- 4.1%	0.0%	21.3%	36.2%	133	95.0%
Oakdale	461	+ 19.1%	1.3%	34.3%	28.2%	78	95.8%
Orono	175	+ 8.7%	13.7%	13.1%	27.4%	168	93.3%
Osseo	36	+ 28.6%	0.0%	16.7%	38.9%	90	93.0%
Otsego	412	+ 31.2%	31.6%	22.3%	30.6%	75	98.3%
Pine City	119	+ 3.5%	1.7%	2.5%	44.5%	135	92.8%
Pine Springs	2	- 50.0%	0.0%	0.0%	50.0%	97	97.6%
Plymouth	1,347	+ 21.4%	14.6%	32.7%	14.5%	74	96.7%
Princeton	206	+ 0.5%	1.0%	4.9%	42.7%	86	94.1%
Prior Lake	549	+ 5.4%	17.7%	27.3%	19.9%	89	96.2%
Ramsey	437	+ 17.8%	16.9%	23.8%	33.2%	73	97.4%
Randolph	11	+ 37.5%	9.1%	0.0%	18.2%	114	91.8%
Red Wing	284	+ 29.7%	0.7%	12.0%	27.5%	155	90.1%
Richfield	581	+ 6.2%	0.3%	12.0%	22.9%	64	97.0%
River Falls	215	+ 18.1%	9.8%	13.0%	26.0%	129	95.7%
Robbinsdale	273	+ 1.9%	1.1%	11.7%	31.1%	80	93.9%
Rockford	52	- 11.9%	5.8%	5.8%	23.1%	59	97.4%
Rogers	215	+ 32.7%	29.8%	16.7%	15.8%	64	97.6%
Rosemount	408	+ 8.5%	10.8%	34.3%	29.2%	66	97.4%
Roseville	440	+ 5.8%	2.0%	23.0%	18.6%	75	95.2%
Rush City	59	+ 68.6%	6.8%	1.7%	33.9%	108	92.3%
Saint Anthony	121	+ 26.0%	0.8%	38.8%	17.4%	68	95.5%
Saint Bonifacius	45	+ 36.4%	0.0%	28.9%	37.8%	100	94.9%
Saint Cloud MSA	2,143	+ 10.4%	3.7%	5.3%	21.6%	147	92.8%
Saint Francis	148	+ 48.0%	4.1%	18.9%	43.2%	78	95.2%
Saint Louis Park	908	+ 12.7%	1.8%	24.3%	17.1%	62	97.4%
Saint Mary's Point	8	+ 300.0%	0.0%	0.0%	37.5%	223	97.3%
Saint Michael	284	+ 13.1%	7.7%	22.5%	30.6%	75	96.1%
Saint Paul	3,586	+ 2.8%	0.8%	12.4%	31.1%	88	95.3%
Saint Paul - Battle Creek / Highwood	285	+ 6.3%	0.0%	7.7%	40.0%	81	96.6%
Saint Paul - Como Park	183	+ 5.8%	0.5%	2.7%	15.8%	69	96.4%
Saint Paul - Dayton's Bluff	211	+ 1.4%	0.5%	5.2%	40.3%	89	95.4%
Saint Paul - Downtown	125	0.0%	0.8%	96.8%	23.2%	140	94.4%
Saint Paul - Greater East Side	417	- 2.6%	1.2%	1.7%	42.7%	80	95.4%
Saint Paul - Hamline-Midway	135	0.0%	0.0%	0.7%	34.8%	62	96.7%
Saint Paul - Highland Park	339	+ 1.2%	0.9%	13.3%	14.2%	70	95.8%

# 2013 Annual Report on the Twin Cities Housing Market

## Area Overview – Around the Metro



	Total Closed Sales	Change from 2012	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Saint Paul - Lexington-Hamline	166	+ 9.9%	0.6%	6.0%	18.7%	89	94.7%
Saint Paul - Macalester-Groveland	314	+ 12.1%	0.6%	8.9%	10.5%	69	96.7%
Saint Paul - North End / South Como	277	- 9.8%	0.4%	4.0%	41.5%	97	93.0%
Saint Paul - Payne-Phalen	351	+ 7.0%	0.9%	1.4%	43.3%	92	95.1%
Saint Paul - St. Anthony Park	60	+ 11.1%	8.3%	35.0%	13.3%	100	95.3%
Saint Paul - Summit Hill	91	+ 11.0%	0.0%	36.3%	9.9%	179	91.9%
Saint Paul - Summit-University	185	+ 20.9%	0.0%	44.3%	30.8%	113	94.5%
Saint Paul - Thomas-Dale	110	- 11.3%	1.8%	1.8%	48.2%	73	94.4%
Saint Paul - West Seventh	161	+ 1.9%	0.0%	21.1%	31.7%	91	95.1%
Saint Paul - West Side	175	- 2.2%	1.7%	3.4%	43.4%	101	95.4%
Saint Paul Park	94	+ 16.0%	7.4%	11.7%	39.4%	77	95.6%
Savage	566	+ 8.2%	11.0%	25.1%	20.7%	72	96.9%
Scandia	45	- 18.2%	8.9%	0.0%	22.2%	165	93.5%
Shakopee	720	+ 19.0%	3.3%	35.1%	33.2%	69	97.1%
Shoreview	403	+ 3.9%	1.0%	38.5%	18.1%	72	96.3%
Shorewood	127	+ 6.7%	7.1%	10.2%	12.6%	136	93.5%
Somerset	68	- 9.3%	2.9%	7.4%	47.1%	138	94.8%
South Haven	54	+ 17.4%	0.0%	0.0%	24.1%	167	92.3%
South Saint Paul	311	- 14.6%	2.6%	5.5%	38.6%	71	96.4%
Spring Lake Park	95	- 15.9%	1.1%	22.1%	35.8%	63	96.7%
Spring Park	23	- 17.9%	0.0%	43.5%	8.7%	162	91.4%
Stacy	77	+ 60.4%	19.5%	10.4%	31.2%	89	98.8%
Stillwater	384	+ 10.3%	11.2%	24.2%	18.2%	110	95.4%
Sunfish Lake	7	0.0%	0.0%	0.0%	0.0%	175	84.6%
Tonka Bay	32	- 13.5%	0.0%	9.4%	12.5%	163	92.2%
Vadnais Heights	187	+ 16.9%	0.5%	44.4%	29.4%	77	94.5%
Vermillion	2	- 33.3%	0.0%	0.0%	0.0%	178	92.2%
Victoria	223	+ 22.5%	27.8%	25.6%	9.0%	103	96.6%
Waconia	247	+ 21.7%	16.2%	16.6%	17.4%	82	95.7%
Watertown	90	+ 42.9%	2.2%	4.4%	30.0%	100	94.6%
Wayzata	69	- 8.0%	4.3%	34.8%	10.1%	115	94.5%
West Saint Paul	262	- 2.6%	1.5%	22.5%	29.4%	84	95.1%
White Bear Lake	406	+ 18.0%	1.7%	22.7%	26.4%	88	94.9%
Willernie	13	+ 44.4%	0.0%	0.0%	30.8%	159	92.1%
Woodbury	1,416	+ 26.3%	15.0%	37.9%	18.9%	68	97.4%
Woodland	9	- 40.0%	0.0%	0.0%	11.1%	234	84.8%
Wyoming	112	+ 40.0%	13.4%	4.5%	25.9%	90	95.4%
Zimmerman	240	+ 12.1%	3.8%	4.2%	44.6%	94	96.0%
Zumbrota	59	0.0%	1.7%	3.4%	15.3%	116	93.8%



2013 Annual Report on the Twin Cities Housing Market  
**Area Overview – Counties**



	<b>Total Closed Sales</b>	<b>Change from 2012</b>	<b>Percent New Construction</b>	<b>Percent Townhouse- Condo</b>	<b>Percent Distressed</b>	<b>Cumulative Days on Market</b>	<b>Pct. of Orig. Price Received</b>
Anoka County	5,294	+ 7.5%	9.4%	19.6%	32.5%	74	96.9%
Carver County	1,848	+ 14.6%	17.5%	22.5%	18.4%	92	96.2%
Chisago County	900	+ 13.1%	12.0%	7.0%	33.6%	112	95.1%
Dakota County	6,336	+ 4.9%	7.6%	32.1%	27.4%	74	96.7%
Goodhue County	639	+ 19.4%	0.8%	10.3%	23.5%	149	91.4%
Hennepin County	19,107	+ 7.9%	5.0%	24.5%	22.4%	78	96.1%
Isanti County	642	+ 15.1%	4.5%	7.6%	50.9%	95	95.2%
Kanabec County	203	- 18.5%	0.5%	1.5%	41.4%	161	88.9%
Mille Lacs County	360	- 14.9%	0.6%	7.8%	36.9%	114	91.7%
Ramsey County	6,699	+ 4.7%	1.8%	19.2%	28.0%	85	95.3%
Rice County	831	+ 7.2%	3.0%	14.6%	33.5%	111	93.9%
Scott County	2,461	+ 11.9%	9.4%	24.0%	26.7%	81	96.6%
Sherburne County	1,500	+ 8.2%	7.9%	10.1%	36.1%	95	95.6%
St. Croix County	1,339	+ 12.5%	6.6%	12.6%	28.0%	141	95.0%
Washington County	4,295	+ 15.1%	9.7%	27.7%	23.9%	85	96.3%
Wright County	2,244	+ 18.7%	13.2%	13.1%	29.5%	91	95.8%

# Area Overview – Western WI School Districts



	Total Closed Sales	Change from 2012	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Amery, WI – School District 119	120	- 3.2%	1.7%	3.3%	29.2%	199	88.5%
Baldwin-Woodville, WI – School District 231	115	- 3.4%	0.0%	4.3%	34.8%	136	92.3%
Clayton, WI – School District 1120	18	- 14.3%	0.0%	5.6%	27.8%	142	86.4%
Clear Lake, WI – School District 1127	35	+ 25.0%	0.0%	0.0%	45.7%	130	89.6%
Cumberland, WI – School District 1260	53	+ 1.9%	0.0%	3.8%	13.2%	156	90.4%
Ellsworth, WI – School District 1659	116	+ 0.9%	0.9%	0.9%	33.6%	195	90.1%
Elmwood, WI – School District 1666	17	+ 13.3%	0.0%	0.0%	35.3%	194	81.3%
Frederic, WI – School District 1939	43	- 24.6%	2.3%	2.3%	34.9%	196	85.7%
Glenwood City, WI – School District 2198	30	- 16.7%	0.0%	0.0%	46.7%	211	89.9%
Grantsburg, WI – School District 2233	48	- 5.9%	0.0%	0.0%	33.3%	176	86.7%
Hudson, WI – School District 2611	564	+ 31.2%	9.0%	20.4%	21.1%	123	95.7%
Luck, WI – School District 3213	48	- 2.0%	0.0%	0.0%	31.3%	237	86.9%
New Richmond, WI – School District 3962	273	+ 11.4%	6.2%	7.0%	31.9%	148	95.2%
Osceola, WI – School District 4165	151	+ 31.3%	0.0%	8.6%	32.5%	159	91.9%
Pepin, WI – School District 4270	32	+ 39.1%	0.0%	6.3%	18.8%	213	85.2%
Plum City, WI – School District 4459	16	+ 45.5%	0.0%	0.0%	43.8%	176	81.4%
Prescott, WI – School District 4578	108	+ 40.3%	5.6%	12.0%	40.7%	165	91.9%
River Falls, WI – School District 4893	259	+ 12.6%	10.4%	10.8%	23.6%	142	95.4%
Somerset, WI – School District 5432	102	- 21.5%	2.0%	4.9%	43.1%	156	95.0%
Spring Valley, WI – School District 5586	40	+ 11.1%	0.0%	0.0%	52.5%	137	87.7%
St. Croix Central, WI – School District 2422	107	+ 5.9%	0.9%	4.7%	30.8%	157	95.3%
St. Croix Falls, WI – School District 5019	134	+ 50.6%	0.0%	9.0%	35.1%	152	91.4%
Turtle Lake, WI – School District 5810	50	- 3.8%	0.0%	0.0%	22.0%	177	88.7%
Unity, WI – School District 238	129	+ 1.6%	1.6%	0.0%	26.4%	194	88.1%

# Median Prices – Around the Metro



	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
<b>Twin Cities Region</b>	<b>\$165,000</b>	<b>\$169,900</b>	<b>\$150,000</b>	<b>\$167,900</b>	<b>\$192,000</b>	<b>+ 14.4%</b>	<b>+ 16.4%</b>
Afton	\$307,000	\$330,000	\$430,000	\$275,000	\$409,500	+ 48.9%	+ 33.4%
Albertville	\$167,190	\$150,200	\$142,500	\$149,950	\$178,900	+ 19.3%	+ 7.0%
Andover	\$205,000	\$205,000	\$182,000	\$205,000	\$227,500	+ 11.0%	+ 11.0%
Annandale	\$154,700	\$154,110	\$153,889	\$170,000	\$159,000	- 6.5%	+ 2.8%
Anoka	\$130,000	\$136,312	\$113,500	\$122,900	\$146,950	+ 19.6%	+ 13.0%
Apple Valley	\$170,500	\$177,150	\$149,950	\$175,000	\$195,000	+ 11.4%	+ 14.4%
Arden Hills	\$232,250	\$241,025	\$157,500	\$325,000	\$300,300	- 7.6%	+ 29.3%
Bayport	\$186,000	\$157,500	\$147,000	\$184,500	\$200,000	+ 8.4%	+ 7.5%
Becker	\$134,500	\$131,950	\$131,700	\$149,375	\$155,900	+ 4.4%	+ 15.9%
Belle Plaine	\$149,900	\$142,250	\$137,300	\$145,000	\$159,000	+ 9.7%	+ 6.1%
Bethel	\$140,000	\$147,600	\$100,000	\$115,950	\$135,000	+ 16.4%	- 3.6%
Big Lake	\$135,900	\$140,000	\$117,500	\$134,900	\$154,500	+ 14.5%	+ 13.7%
Birchwood Village	\$299,000	\$0	\$240,500	\$227,900	\$287,375	+ 26.1%	- 3.9%
Blaine	\$169,900	\$170,500	\$154,900	\$175,000	\$199,500	+ 14.0%	+ 17.4%
Bloomington	\$181,200	\$178,322	\$157,000	\$171,000	\$193,050	+ 12.9%	+ 6.5%
Bloomington – East	\$157,250	\$157,000	\$140,000	\$145,300	\$169,350	+ 16.6%	+ 7.7%
Bloomington – West	\$210,000	\$206,950	\$181,725	\$191,000	\$215,000	+ 12.6%	+ 2.4%
Brainerd MSA	\$142,250	\$151,000	\$145,000	\$154,000	\$160,000	+ 3.9%	+ 12.5%
Brooklyn Center	\$90,000	\$110,000	\$82,300	\$95,000	\$122,000	+ 28.4%	+ 35.6%
Brooklyn Park	\$134,020	\$140,000	\$127,000	\$146,000	\$167,000	+ 14.4%	+ 24.6%
Buffalo	\$145,500	\$150,000	\$131,500	\$141,000	\$171,810	+ 21.9%	+ 18.1%
Burnsville	\$175,000	\$167,000	\$147,750	\$165,300	\$185,000	+ 11.9%	+ 5.7%
Cambridge	\$110,125	\$105,000	\$94,000	\$101,300	\$127,000	+ 25.4%	+ 15.3%
Cannon Falls	\$146,500	\$139,450	\$121,450	\$145,000	\$177,500	+ 22.4%	+ 21.2%
Carver	\$237,950	\$225,900	\$225,000	\$245,000	\$282,500	+ 15.3%	+ 18.7%
Centerville	\$222,000	\$180,000	\$154,600	\$180,000	\$189,950	+ 5.5%	- 14.4%
Champlin	\$162,000	\$172,078	\$148,000	\$159,400	\$182,700	+ 14.6%	+ 12.8%
Chanhassen	\$287,500	\$313,500	\$297,500	\$280,500	\$303,500	+ 8.2%	+ 5.6%
Chaska	\$177,500	\$210,750	\$170,000	\$207,500	\$252,000	+ 21.4%	+ 42.0%
Chisago	\$175,000	\$159,500	\$155,700	\$168,500	\$199,850	+ 18.6%	+ 14.2%
Circle Pines	\$148,750	\$139,900	\$124,150	\$139,450	\$144,300	+ 3.5%	- 3.0%
Clear Lake	\$113,000	\$168,950	\$146,800	\$152,450	\$162,700	+ 6.7%	+ 44.0%
Clearwater	\$122,000	\$159,900	\$127,750	\$150,000	\$160,000	+ 6.7%	+ 31.1%
Coates	\$0	\$0	\$0	\$0	\$0	--	--
Cokato	\$120,000	\$99,000	\$107,500	\$105,000	\$129,900	+ 23.7%	+ 8.3%
Cologne	\$205,013	\$193,000	\$189,900	\$182,550	\$181,500	- 0.6%	- 11.5%
Columbia Heights	\$122,500	\$120,000	\$101,500	\$99,950	\$132,000	+ 32.1%	+ 7.8%
Columbus	\$222,000	\$232,000	\$177,277	\$208,500	\$202,800	- 2.7%	- 8.6%
Coon Rapids	\$136,500	\$133,000	\$114,900	\$125,105	\$150,000	+ 19.9%	+ 9.9%
Corcoran	\$315,000	\$291,500	\$246,000	\$230,000	\$300,000	+ 30.4%	- 4.8%
Cottage Grove	\$180,000	\$174,450	\$160,000	\$174,650	\$194,000	+ 11.1%	+ 7.8%
Crystal	\$139,950	\$139,900	\$105,000	\$127,550	\$149,500	+ 17.2%	+ 6.8%
Dayton	\$197,000	\$205,000	\$142,000	\$191,500	\$274,000	+ 43.1%	+ 39.1%

# 2013 Annual Report on the Twin Cities Housing Market

## Median Prices – Around the Metro



	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Deephaven	\$545,000	\$509,000	\$322,000	\$493,250	\$518,500	+ 5.1%	- 4.9%
Delano	\$201,500	\$195,000	\$173,150	\$205,500	\$230,000	+ 11.9%	+ 14.1%
Dellwood	\$462,500	\$617,575	\$499,000	\$360,000	\$507,500	+ 41.0%	+ 9.7%
Eagan	\$182,150	\$189,000	\$170,950	\$193,990	\$220,000	+ 13.4%	+ 20.8%
East Bethel	\$158,950	\$150,400	\$162,500	\$165,000	\$179,900	+ 9.0%	+ 13.2%
Eden Prairie	\$250,000	\$264,800	\$257,110	\$257,000	\$280,000	+ 8.9%	+ 12.0%
Edina	\$324,900	\$339,000	\$339,000	\$343,875	\$350,000	+ 1.8%	+ 7.7%
Elk River	\$158,000	\$160,000	\$132,000	\$157,000	\$171,500	+ 9.2%	+ 8.5%
Elko New Market	\$230,000	\$209,900	\$193,000	\$215,000	\$247,627	+ 15.2%	+ 7.7%
Excelsior	\$332,450	\$277,000	\$350,000	\$291,500	\$409,750	+ 40.6%	+ 23.3%
Falcon Heights	\$267,500	\$239,500	\$207,500	\$228,706	\$244,000	+ 6.7%	- 8.8%
Faribault	\$115,500	\$118,500	\$100,000	\$115,000	\$128,450	+ 11.7%	+ 11.2%
Farmington	\$175,600	\$172,000	\$140,500	\$163,000	\$192,250	+ 17.9%	+ 9.5%
Forest Lake	\$142,000	\$135,450	\$153,750	\$185,000	\$191,000	+ 3.2%	+ 34.5%
Fridley	\$138,900	\$136,545	\$120,000	\$127,000	\$153,500	+ 20.9%	+ 10.5%
Gem Lake	\$302,500	\$225,450	\$240,000	\$352,261	\$169,450	- 51.9%	- 44.0%
Golden Valley	\$220,000	\$235,500	\$199,000	\$218,500	\$246,000	+ 12.6%	+ 11.8%
Grant	\$432,500	\$395,000	\$422,500	\$367,500	\$415,500	+ 13.1%	- 3.9%
Greenfield	\$153,250	\$237,750	\$373,000	\$350,000	\$354,000	+ 1.1%	+ 131.0%
Greenwood	\$796,750	\$659,900	\$755,000	\$675,000	\$921,500	+ 36.5%	+ 15.7%
Ham Lake	\$235,500	\$227,500	\$211,500	\$230,000	\$271,600	+ 18.1%	+ 15.3%
Hamburg	\$124,900	\$102,450	\$75,200	\$111,500	\$95,500	- 14.3%	- 23.5%
Hammond	\$127,500	\$116,500	\$115,750	\$121,450	\$144,000	+ 18.6%	+ 12.9%
Hampton	\$173,875	\$189,950	\$172,000	\$138,500	\$217,250	+ 56.9%	+ 24.9%
Hanover	\$229,900	\$208,875	\$214,950	\$211,000	\$239,950	+ 13.7%	+ 4.4%
Hastings	\$150,000	\$148,500	\$128,500	\$142,000	\$169,900	+ 19.6%	+ 13.3%
Hilltop	\$120,000	\$35,000	\$0	\$24,500	\$34,500	+ 40.8%	- 71.3%
Hopkins	\$160,000	\$148,000	\$125,000	\$159,950	\$180,500	+ 12.8%	+ 12.8%
Hudson	\$195,000	\$194,848	\$184,500	\$195,000	\$228,500	+ 17.2%	+ 17.2%
Hugo	\$154,900	\$158,338	\$137,000	\$164,199	\$195,000	+ 18.8%	+ 25.9%
Hutchinson	\$124,950	\$127,950	\$115,000	\$111,500	\$125,000	+ 12.1%	+ 0.0%
Independence	\$306,500	\$433,500	\$247,950	\$387,250	\$405,000	+ 4.6%	+ 32.1%
Inver Grove Heights	\$165,751	\$165,500	\$155,000	\$160,000	\$194,950	+ 21.8%	+ 17.6%
Isanti	\$120,950	\$114,114	\$91,500	\$117,000	\$125,000	+ 6.8%	+ 3.3%
Jordan	\$204,000	\$174,150	\$178,000	\$177,000	\$214,500	+ 21.2%	+ 5.1%
Lake Elmo	\$405,250	\$369,500	\$374,800	\$367,500	\$374,900	+ 2.0%	- 7.5%
Lake Minnetonka Area	\$337,900	\$341,250	\$329,860	\$339,000	\$370,000	+ 9.1%	+ 9.5%
Lake St. Croix Beach	\$158,000	\$154,850	\$85,250	\$180,000	\$139,000	- 22.8%	- 12.0%
Lakeland	\$169,000	\$211,000	\$221,000	\$195,500	\$204,990	+ 4.9%	+ 21.3%
Lakeland Shores	\$270,000	\$738,100	\$178,139	\$270,000	\$265,000	- 1.9%	- 1.9%
Lakeville	\$224,188	\$225,000	\$205,000	\$226,000	\$258,000	+ 14.2%	+ 15.1%
Lauderdale	\$189,950	\$173,900	\$128,150	\$168,000	\$175,000	+ 4.2%	- 7.9%
Lexington	\$138,250	\$130,000	\$108,563	\$136,950	\$149,900	+ 9.5%	+ 8.4%
Lilydale	\$180,000	\$201,500	\$177,500	\$190,000	\$200,250	+ 5.4%	+ 11.3%

# Median Prices – Around the Metro



	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Lindstrom	\$180,000	\$150,000	\$143,900	\$140,000	\$160,025	+ 14.3%	- 11.1%
Lino Lakes	\$218,950	\$211,250	\$174,200	\$208,375	\$229,900	+ 10.3%	+ 5.0%
Little Canada	\$175,250	\$106,500	\$140,000	\$175,000	\$184,250	+ 5.3%	+ 5.1%
Long Lake	\$197,450	\$198,500	\$186,500	\$227,500	\$231,500	+ 1.8%	+ 17.2%
Lonsdale	\$160,750	\$150,000	\$135,000	\$144,900	\$171,000	+ 18.0%	+ 6.4%
Loretto	\$190,800	\$215,572	\$217,875	\$130,000	\$199,900	+ 53.8%	+ 4.8%
Mahtomedi	\$199,000	\$249,995	\$257,500	\$249,900	\$245,000	- 2.0%	+ 23.1%
Maple Grove	\$222,000	\$258,000	\$214,000	\$219,453	\$232,750	+ 6.1%	+ 4.8%
Maple Lake	\$100,000	\$100,000	\$112,840	\$134,950	\$145,000	+ 7.4%	+ 45.0%
Maple Plain	\$161,250	\$166,700	\$153,500	\$187,450	\$178,750	- 4.6%	+ 10.9%
Maplewood	\$162,000	\$156,000	\$139,400	\$145,000	\$165,000	+ 13.8%	+ 1.9%
Marine on St. Croix	\$283,500	\$272,500	\$242,000	\$274,450	\$320,000	+ 16.6%	+ 12.9%
Mayer	\$169,900	\$174,950	\$169,900	\$164,405	\$189,900	+ 15.5%	+ 11.8%
Medicine Lake	\$0	\$600,000	\$315,000	\$650,000	\$542,000	- 16.6%	--
Medina	\$580,000	\$615,000	\$525,000	\$460,000	\$527,500	+ 14.7%	- 9.1%
Mendota	\$0	\$493,500	\$80,000	\$154,500	\$287,000	+ 85.8%	--
Mendota Heights	\$289,450	\$305,000	\$286,500	\$272,000	\$282,500	+ 3.9%	- 2.4%
Miesville	\$0	\$165,350	\$0	\$140,000	\$231,671	+ 65.5%	--
Minneapolis - (Citywide)	\$145,000	\$160,000	\$140,000	\$165,000	\$189,075	+ 14.6%	+ 30.4%
Minneapolis - Calhoun-Isle	\$272,750	\$315,000	\$267,021	\$300,000	\$327,780	+ 9.3%	+ 20.2%
Minneapolis - Camden	\$49,000	\$66,002	\$45,000	\$59,500	\$77,000	+ 29.4%	+ 57.1%
Minneapolis - Central	\$237,500	\$225,000	\$214,250	\$220,000	\$247,500	+ 12.5%	+ 4.2%
Minneapolis - Longfellow	\$172,000	\$170,500	\$147,500	\$169,000	\$185,200	+ 9.6%	+ 7.7%
Minneapolis - Near North	\$36,950	\$55,000	\$43,000	\$60,000	\$81,000	+ 35.0%	+ 119.2%
Minneapolis - Nokomis	\$189,892	\$195,200	\$162,700	\$176,500	\$199,900	+ 13.3%	+ 5.3%
Minneapolis - Northeast	\$150,000	\$151,500	\$125,000	\$140,000	\$169,900	+ 21.4%	+ 13.3%
Minneapolis - Phillips	\$78,000	\$110,000	\$72,500	\$88,000	\$90,225	+ 2.5%	+ 15.7%
Minneapolis - Powderhorn	\$123,950	\$135,000	\$110,000	\$116,400	\$157,500	+ 35.3%	+ 27.1%
Minneapolis - Southwest	\$260,000	\$276,000	\$264,450	\$277,000	\$306,000	+ 10.5%	+ 17.7%
Minneapolis - University	\$215,000	\$207,950	\$205,250	\$209,950	\$221,500	+ 5.5%	+ 3.0%
Minnetonka	\$245,000	\$265,713	\$233,000	\$255,000	\$278,950	+ 9.4%	+ 13.9%
Minnetonka Beach	\$2,700,000	\$825,000	\$1,130,000	\$675,000	\$892,500	+ 32.2%	- 66.9%
Minnetrista	\$346,639	\$325,086	\$349,950	\$385,000	\$435,000	+ 13.0%	+ 25.5%
Monticello	\$133,000	\$135,000	\$124,000	\$137,095	\$155,990	+ 13.8%	+ 17.3%
Montrose	\$133,943	\$131,371	\$114,950	\$130,357	\$149,000	+ 14.3%	+ 11.2%
Mora	\$87,700	\$79,900	\$84,400	\$86,500	\$98,000	+ 13.3%	+ 11.7%
Mound	\$181,000	\$188,000	\$150,000	\$169,000	\$192,750	+ 14.1%	+ 6.5%
Mounds View	\$153,000	\$166,700	\$134,950	\$139,500	\$163,000	+ 16.8%	+ 6.5%
New Brighton	\$187,000	\$178,000	\$157,500	\$165,000	\$171,000	+ 3.6%	- 8.6%
New Germany	\$109,000	\$105,000	\$110,000	\$100,000	\$142,450	+ 42.5%	+ 30.7%
New Hope	\$158,250	\$148,000	\$126,125	\$155,000	\$173,000	+ 11.6%	+ 9.3%
New Prague	\$170,000	\$161,250	\$143,000	\$174,000	\$195,000	+ 12.1%	+ 14.7%
New Richmond	\$139,950	\$135,400	\$110,000	\$124,900	\$137,850	+ 10.4%	- 1.5%
New Trier	\$0	\$149,900	\$0	\$75,000	\$63,700	- 15.1%	--

# 2013 Annual Report on the Twin Cities Housing Market

## Median Prices – Around the Metro



	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Newport	\$127,400	\$123,500	\$72,175	\$98,500	\$141,000	+ 43.1%	+ 10.7%
North Branch	\$144,350	\$136,000	\$115,000	\$123,650	\$150,000	+ 21.3%	+ 3.9%
North Oaks	\$475,000	\$584,000	\$480,000	\$510,000	\$625,000	+ 22.5%	+ 31.6%
North Saint Paul	\$160,000	\$145,000	\$120,000	\$139,950	\$151,000	+ 7.9%	- 5.6%
Northfield	\$165,000	\$159,900	\$144,550	\$157,250	\$182,500	+ 16.1%	+ 10.6%
Norwood Young America	\$134,500	\$155,450	\$119,900	\$128,912	\$146,000	+ 13.3%	+ 8.6%
Nowthen	\$230,000	\$216,000	\$180,000	\$209,500	\$234,500	+ 11.9%	+ 2.0%
Oak Grove	\$207,000	\$200,450	\$175,000	\$200,825	\$229,000	+ 14.0%	+ 10.6%
Oak Park Heights	\$127,000	\$136,100	\$130,000	\$134,799	\$176,200	+ 30.7%	+ 38.7%
Oakdale	\$159,900	\$164,600	\$133,000	\$134,950	\$164,000	+ 21.5%	+ 2.6%
Orono	\$595,000	\$565,000	\$532,500	\$377,223	\$501,000	+ 32.8%	- 15.8%
Osseo	\$146,250	\$136,000	\$115,000	\$153,950	\$141,950	- 7.8%	- 2.9%
Otsego	\$159,900	\$160,610	\$159,900	\$163,450	\$194,150	+ 18.8%	+ 21.4%
Pine City	\$122,500	\$100,000	\$81,500	\$105,260	\$111,275	+ 5.7%	- 9.2%
Pine Springs	\$485,000	\$390,000	\$300,000	\$271,500	\$320,000	+ 17.9%	- 34.0%
Plymouth	\$253,500	\$249,000	\$245,000	\$275,500	\$301,500	+ 9.4%	+ 18.9%
Princeton	\$103,160	\$113,900	\$111,000	\$105,000	\$140,000	+ 33.3%	+ 35.7%
Prior Lake	\$234,500	\$223,900	\$211,000	\$227,500	\$270,100	+ 18.7%	+ 15.2%
Ramsey	\$152,250	\$156,830	\$137,000	\$153,000	\$182,900	+ 19.5%	+ 20.1%
Randolph	\$169,400	\$198,900	\$168,937	\$139,950	\$195,900	+ 40.0%	+ 15.6%
Red Wing	\$139,900	\$125,000	\$119,850	\$127,500	\$126,900	- 0.5%	- 9.3%
Richfield	\$165,000	\$160,000	\$140,250	\$155,000	\$174,900	+ 12.8%	+ 6.0%
River Falls	\$165,000	\$172,500	\$143,600	\$151,000	\$168,500	+ 11.6%	+ 2.1%
Robbinsdale	\$145,000	\$131,500	\$104,750	\$123,500	\$140,000	+ 13.4%	- 3.4%
Rockford	\$192,500	\$169,800	\$130,000	\$154,000	\$197,400	+ 28.2%	+ 2.5%
Rogers	\$226,825	\$212,000	\$210,000	\$236,000	\$265,000	+ 12.3%	+ 16.8%
Rosemount	\$193,500	\$201,500	\$170,000	\$180,000	\$215,000	+ 19.4%	+ 11.1%
Roseville	\$198,000	\$190,000	\$158,500	\$187,450	\$197,535	+ 5.4%	- 0.2%
Rush City	\$87,000	\$95,000	\$113,000	\$92,000	\$122,750	+ 33.4%	+ 41.1%
Saint Anthony	\$210,000	\$181,000	\$178,200	\$154,950	\$179,950	+ 16.1%	- 14.3%
Saint Bonifacius	\$170,000	\$178,850	\$145,000	\$189,500	\$185,500	- 2.1%	+ 9.1%
Saint Cloud MSA	\$135,200	\$135,000	\$127,000	\$135,000	\$144,500	+ 7.0%	+ 6.9%
Saint Francis	\$133,000	\$135,000	\$122,100	\$130,000	\$149,450	+ 15.0%	+ 12.4%
Saint Louis Park	\$212,500	\$213,250	\$185,000	\$198,450	\$219,000	+ 10.4%	+ 3.1%
Saint Mary's Point	\$235,000	\$134,500	\$1,100,000	\$170,500	\$258,800	+ 51.8%	+ 10.1%
Saint Michael	\$179,950	\$165,000	\$165,000	\$183,363	\$199,450	+ 8.8%	+ 10.8%
Saint Paul	\$117,500	\$121,250	\$100,000	\$120,000	\$144,000	+ 20.0%	+ 22.6%
Saint Paul - Battle Creek / Highwood	\$116,000	\$121,500	\$89,700	\$111,950	\$135,050	+ 20.6%	+ 16.4%
Saint Paul - Como Park	\$199,900	\$190,400	\$145,000	\$170,000	\$190,000	+ 11.8%	- 5.0%
Saint Paul - Dayton's Bluff	\$60,000	\$74,950	\$50,000	\$59,450	\$92,900	+ 56.3%	+ 54.8%
Saint Paul - Downtown	\$140,000	\$152,500	\$128,250	\$136,500	\$157,975	+ 15.7%	+ 12.8%
Saint Paul - Greater East Side	\$103,000	\$102,000	\$85,000	\$88,900	\$115,750	+ 30.2%	+ 12.4%
Saint Paul - Hamline-Midway	\$149,450	\$142,000	\$104,500	\$126,350	\$149,125	+ 18.0%	- 0.2%
Saint Paul - Highland Park	\$225,000	\$232,250	\$235,000	\$229,900	\$249,500	+ 8.5%	+ 10.9%

## 2013 Annual Report on the Twin Cities Housing Market

# Median Prices – Around the Metro



	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Saint Paul - Lexington-Hamline	\$214,900	\$217,000	\$210,000	\$240,000	\$229,900	- 4.2%	+ 7.0%
Saint Paul - Macalester-Groveland	\$240,000	\$250,000	\$228,750	\$235,000	\$264,250	+ 12.4%	+ 10.1%
Saint Paul - North End / South Como	\$75,000	\$76,250	\$57,313	\$74,050	\$99,900	+ 34.9%	+ 33.2%
Saint Paul - Payne-Phalen	\$70,000	\$82,000	\$65,000	\$80,500	\$101,000	+ 25.5%	+ 44.3%
Saint Paul - St. Anthony Park	\$258,000	\$216,750	\$180,000	\$190,000	\$259,500	+ 36.6%	+ 0.6%
Saint Paul - Summit Hill	\$315,000	\$377,500	\$325,000	\$288,000	\$341,450	+ 18.6%	+ 8.4%
Saint Paul - Summit-University	\$125,000	\$157,325	\$130,000	\$148,750	\$170,000	+ 14.3%	+ 36.0%
Saint Paul - Thomas-Dale	\$49,500	\$65,450	\$45,000	\$55,000	\$80,950	+ 47.2%	+ 63.5%
Saint Paul - West Seventh	\$148,450	\$142,900	\$103,626	\$121,000	\$145,000	+ 19.8%	- 2.3%
Saint Paul - West Side	\$91,000	\$113,000	\$82,000	\$90,000	\$122,000	+ 35.6%	+ 34.1%
Saint Paul Park	\$129,900	\$134,600	\$117,000	\$127,750	\$145,200	+ 13.7%	+ 11.8%
Savage	\$210,000	\$200,000	\$186,500	\$208,000	\$235,000	+ 13.0%	+ 11.9%
Scandia	\$255,000	\$235,000	\$240,000	\$247,870	\$290,000	+ 17.0%	+ 13.7%
Shakopee	\$175,000	\$180,000	\$154,900	\$167,000	\$193,000	+ 15.6%	+ 10.3%
Shoreview	\$204,950	\$205,000	\$180,000	\$191,000	\$222,500	+ 16.5%	+ 8.6%
Shorewood	\$356,200	\$359,288	\$349,950	\$414,900	\$425,000	+ 2.4%	+ 19.3%
Somerset	\$136,400	\$130,950	\$127,000	\$119,900	\$144,500	+ 20.5%	+ 5.9%
South Haven	\$160,000	\$215,500	\$187,500	\$153,500	\$184,950	+ 20.5%	+ 15.6%
South Saint Paul	\$130,250	\$131,500	\$114,995	\$112,000	\$139,900	+ 24.9%	+ 7.4%
Spring Lake Park	\$136,500	\$131,000	\$92,250	\$118,000	\$141,000	+ 19.5%	+ 3.3%
Spring Park	\$270,000	\$266,500	\$199,900	\$352,500	\$272,500	- 22.7%	+ 0.9%
Stacy	\$153,450	\$138,500	\$139,000	\$108,750	\$181,750	+ 67.1%	+ 18.4%
Stillwater	\$208,500	\$230,000	\$208,000	\$216,000	\$234,000	+ 8.3%	+ 12.2%
Sunfish Lake	\$830,000	\$300,000	\$550,320	\$685,000	\$819,000	+ 19.6%	- 1.3%
Tonka Bay	\$525,000	\$495,000	\$550,000	\$797,500	\$477,500	- 40.1%	- 9.0%
Vadnais Heights	\$153,500	\$165,000	\$165,000	\$149,900	\$167,250	+ 11.6%	+ 9.0%
Vermillion	\$169,900	\$145,013	\$153,500	\$187,500	\$157,500	- 16.0%	- 7.3%
Victoria	\$330,375	\$374,695	\$351,250	\$344,123	\$371,500	+ 8.0%	+ 12.4%
Waconia	\$199,700	\$213,500	\$187,500	\$204,250	\$228,500	+ 11.9%	+ 14.4%
Watertown	\$175,263	\$159,500	\$118,000	\$153,000	\$175,000	+ 14.4%	- 0.2%
Wayzata	\$500,000	\$439,000	\$426,000	\$427,500	\$348,000	- 18.6%	- 30.4%
West Saint Paul	\$126,500	\$136,500	\$120,000	\$125,700	\$142,750	+ 13.6%	+ 12.8%
White Bear Lake	\$167,000	\$175,000	\$148,500	\$161,950	\$178,500	+ 10.2%	+ 6.9%
Willernie	\$70,000	\$117,699	\$77,000	\$141,500	\$128,900	- 8.9%	+ 84.1%
Woodbury	\$239,000	\$243,750	\$219,700	\$240,000	\$267,000	+ 11.3%	+ 11.7%
Woodland	\$847,500	\$561,000	\$1,065,000	\$700,000	\$370,000	- 47.1%	- 56.3%
Wyoming	\$165,000	\$156,700	\$150,000	\$163,750	\$190,000	+ 16.0%	+ 15.2%
Zimmerman	\$135,000	\$143,700	\$118,000	\$130,000	\$151,250	+ 16.3%	+ 12.0%
Zumbrota	\$154,000	\$129,700	\$132,950	\$149,900	\$155,000	+ 3.4%	+ 0.6%

# Median Prices – Counties



	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Anoka County	\$155,000	\$155,000	\$136,900	\$152,000	\$174,900	+ 15.1%	+ 12.8%
Carver County	\$218,000	\$230,000	\$215,784	\$230,000	\$251,820	+ 9.5%	+ 15.5%
Chisago County	\$155,000	\$145,250	\$136,000	\$139,000	\$165,000	+ 18.7%	+ 6.5%
Dakota County	\$174,250	\$175,000	\$156,000	\$170,359	\$200,000	+ 17.4%	+ 14.8%
Goodhue County	\$144,950	\$134,500	\$127,000	\$134,900	\$149,000	+ 10.5%	+ 2.8%
Hennepin County	\$174,025	\$184,000	\$162,500	\$182,500	\$209,900	+ 15.0%	+ 20.6%
Isanti County	\$119,000	\$109,900	\$94,950	\$117,900	\$128,100	+ 8.7%	+ 7.6%
Kanabec County	\$84,950	\$85,000	\$76,250	\$79,500	\$100,000	+ 25.8%	+ 17.7%
Mille Lacs County	\$92,000	\$89,000	\$85,000	\$92,010	\$110,000	+ 19.6%	+ 19.6%
Ramsey County	\$144,000	\$145,000	\$125,500	\$142,000	\$163,000	+ 14.8%	+ 13.2%
Rice County	\$145,000	\$140,000	\$125,000	\$134,000	\$155,250	+ 15.9%	+ 7.1%
Scott County	\$200,000	\$190,000	\$180,000	\$197,001	\$226,550	+ 15.0%	+ 13.3%
Sherburne County	\$144,000	\$149,900	\$129,900	\$143,400	\$162,300	+ 13.2%	+ 12.7%
St. Croix County	\$161,450	\$160,000	\$144,650	\$149,000	\$177,250	+ 19.0%	+ 9.8%
Washington County	\$189,000	\$195,000	\$179,000	\$200,000	\$220,000	+ 10.0%	+ 16.4%
Wright County	\$153,450	\$152,390	\$139,000	\$151,900	\$176,000	+ 15.9%	+ 14.7%



# Median Prices – Western WI School Districts



	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Amery, WI – School District 119	\$110,000	\$105,000	\$95,000	\$109,900	\$105,000	- 4.5%	- 4.5%
Baldwin-Woodville, WI – School District 231	\$120,000	\$122,000	\$105,000	\$107,000	\$126,100	+ 17.9%	+ 5.1%
Clayton, WI – School District 1120	\$79,000	\$114,000	\$93,000	\$100,000	\$122,500	+ 22.5%	+ 55.1%
Clear Lake, WI – School District 1127	\$102,500	\$112,450	\$99,700	\$66,388	\$87,400	+ 31.7%	- 14.7%
Cumberland, WI – School District 1260	\$153,000	\$145,000	\$120,000	\$150,000	\$121,500	- 19.0%	- 20.6%
Ellsworth, WI – School District 1659	\$133,500	\$123,400	\$111,501	\$110,500	\$135,000	+ 22.2%	+ 1.1%
Elmwood, WI – School District 1666	\$72,200	\$127,418	\$65,750	\$68,000	\$85,000	+ 25.0%	+ 17.7%
Frederic, WI – School District 1939	\$91,750	\$80,375	\$69,500	\$71,500	\$84,000	+ 17.5%	- 8.4%
Glenwood City, WI – School District 2198	\$96,750	\$110,000	\$105,000	\$83,200	\$101,500	+ 22.0%	+ 4.9%
Grantsburg, WI – School District 2233	\$78,900	\$115,000	\$77,000	\$75,000	\$92,700	+ 23.6%	+ 17.5%
Hudson, WI – School District 2611	\$204,400	\$214,250	\$185,000	\$203,250	\$225,000	+ 10.7%	+ 10.1%
Luck, WI – School District 3213	\$94,500	\$109,805	\$90,000	\$100,550	\$91,700	- 8.8%	- 3.0%
New Richmond, WI – School District 3962	\$140,000	\$140,750	\$118,500	\$125,000	\$144,500	+ 15.6%	+ 3.2%
Osceola, WI – School District 4165	\$138,000	\$131,000	\$131,000	\$140,250	\$138,200	- 1.5%	+ 0.1%
Pepin, WI – School District 4270	\$80,950	\$174,000	\$92,000	\$88,500	\$89,500	+ 1.1%	+ 10.6%
Plum City, WI – School District 4459	\$80,238	\$115,000	\$164,250	\$101,000	\$98,500	- 2.5%	+ 22.8%
Prescott, WI – School District 4578	\$162,175	\$179,900	\$162,000	\$180,000	\$189,000	+ 5.0%	+ 16.5%
River Falls, WI – School District 4893	\$171,425	\$180,000	\$155,000	\$168,000	\$177,000	+ 5.4%	+ 3.3%
Somerset, WI – School District 5432	\$150,000	\$149,450	\$137,000	\$134,000	\$168,500	+ 25.7%	+ 12.3%
Spring Valley, WI – School District 5586	\$93,765	\$119,750	\$132,500	\$102,500	\$137,700	+ 34.3%	+ 46.9%
St. Croix Central, WI – School District 2422	\$158,000	\$139,900	\$148,500	\$125,450	\$170,000	+ 35.5%	+ 7.6%
St. Croix Falls, WI – School District 5019	\$112,000	\$97,250	\$100,000	\$92,000	\$121,750	+ 32.3%	+ 8.7%
Turtle Lake, WI – School District 5810	\$103,000	\$135,000	\$121,952	\$133,500	\$145,000	+ 8.6%	+ 40.8%
Unity, WI – School District 238	\$118,450	\$121,750	\$133,250	\$122,000	\$125,000	+ 2.5%	+ 5.5%