

# The 100+

Market Updates for 205 Twin Cities Communities

A free research tool from the **Minneapolis Area Association of REALTORS®**  
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MINNEAPOLIS AREA Association  
of REALTORS®

## Lake Minnetonka Area

## February

## Year to Date

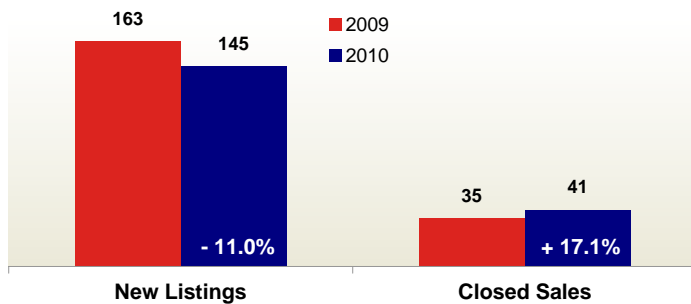
Hennepin County, MN

	2009	2010	Change	2009	2010	Change
New Listings	163	145	- 11.0%	295	287	- 2.7%
Closed Sales	35	41	+ 17.1%	68	72	+ 5.9%
Median Sales Price	\$355,000	<b>\$252,000</b>	- 29.0%	\$360,000	<b>\$279,950</b>	- 22.2%
Average Sales Price	\$549,956	<b>\$480,502</b>	- 12.6%	\$683,051	<b>\$495,588</b>	- 27.4%
Percent of Original List Price Received at Sale*	82.3%	<b>91.9%</b>	+ 11.7%	85.0%	<b>90.0%</b>	+ 5.8%
Average Days on Market Until Sale**	244	<b>167</b>	- 31.7%	202	<b>191</b>	- 5.6%
Single-Family Detached Inventory	607	<b>559</b>	- 7.9%	--	--	--
Townhouse-Condo Inventory	123	<b>125</b>	+ 1.6%	--	--	--

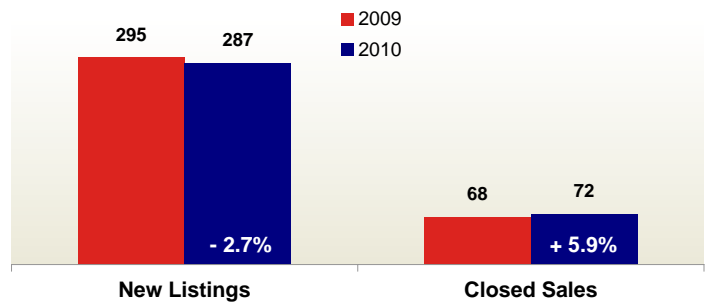
\*Does not account for list prices from any previous listing contracts

\*\*City market time figures are based on Cumulative Days on Market, which does account for previous listing contracts

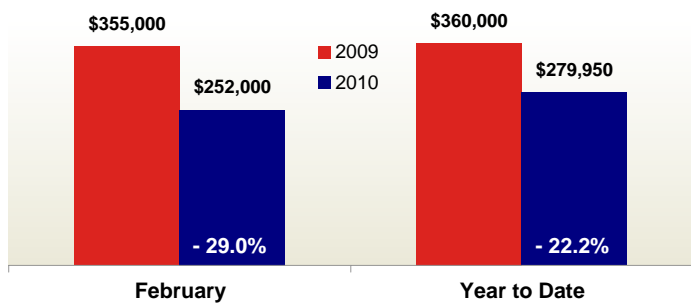
### Activity—Most Recent Month



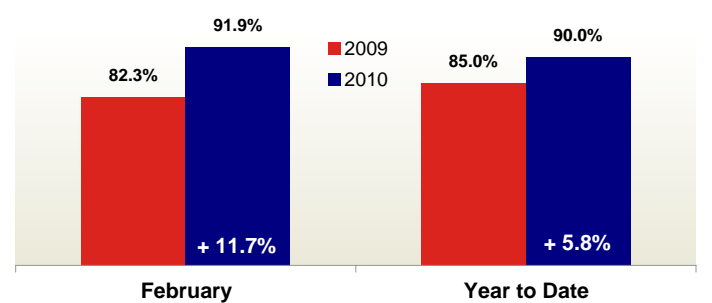
### Activity—Year to Date



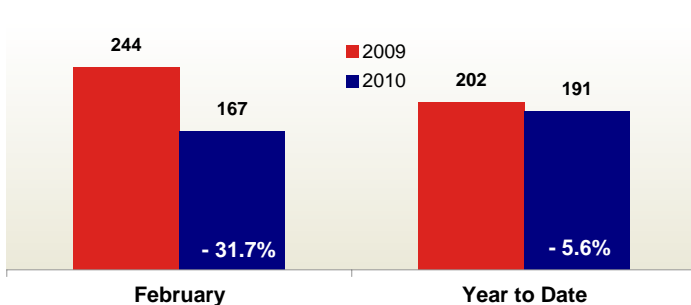
### Median Sales Price



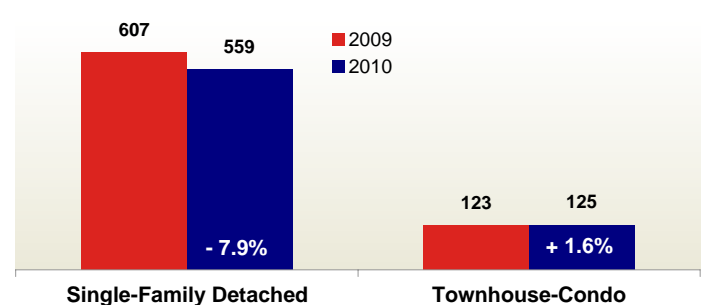
### Percent of Original List Price Received



### Average Days on Market Until Sale



### Inventory of Homes for Sale



Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved. For broader historical market information, please feel free to contact us.



## New Listings

## Closed Sales

	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change
Deephaven	8	0	-100.0%	15	14	-6.7%	2	0	-100.0%	3	3	0.0%
Excelsior	7	2	-71.4%	10	4	-60.0%	2	1	-50.0%	2	2	0.0%
Greenwood	2	3	50.0%	8	4	-50.0%	2	0	-100.0%	3	2	-33.3%
Long Lake	1	3	200.0%	5	5	0.0%	0	1	NA	0	2	NA
Minnetonka Beach	5	0	-100.0%	6	2	-66.7%	0	0	NA	0	0	NA
Minnetrasta	24	16	-33.3%	47	42	-10.6%	6	8	33.3%	13	11	-15.4%
Mound	22	33	50.0%	49	65	32.7%	5	12	140.0%	9	20	122.2%
Orono	33	27	-18.2%	50	50	0.0%	6	6	0.0%	10	11	10.0%
Shorewood	20	20	0.0%	34	28	-17.6%	4	1	-75.0%	11	7	-36.4%
Spring Park	5	5	0.0%	7	3	-57.1%	1	2	100.0%	3	2	-33.3%
St. Bonifacius	10	7	-30.0%	14	14	0.0%	0	4	NA	2	5	150.0%
Tonka Bay	5	4	-20.0%	9	10	11.1%	3	1	-66.7%	3	2	-33.3%
Wayzata	10	16	60.0%	19	28	47.4%	1	2	100.0%	5	3	-40.0%
Woodland	1	2	100.0%	1	2	100.0%	0	0	NA	0	0	NA

## Median Sales Price

## Percent of Original List Price Received

	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change
Deephaven	\$762,750	\$0	-100.0%	\$365,500	\$340,000	-7.0%	96.9%	0.0%	-100.0%	93.5%	77.5%	-17.2%
Excelsior	\$345,000	\$800,000	131.9%	\$345,000	\$507,500	47.1%	74.7%	90.9%	21.8%	74.7%	82.5%	10.5%
Greenwood	\$969,750	\$0	-100.0%	\$740,000	\$1,219,950	64.9%	80.3%	0.0%	-100.0%	86.5%	94.5%	9.3%
Long Lake	\$0	\$280,000	NA	\$0	\$206,250	NA	0.0%	96.9%	NA	0.0%	94.2%	NA
Minnetonka Beach	\$0	\$0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0.0%	0.0%	NA
Minnetrasta	\$324,252	\$307,332	-5.2%	\$350,000	\$288,000	-17.7%	78.7%	92.8%	18.0%	84.0%	93.4%	11.2%
Mound	\$320,000	\$168,000	-47.5%	\$381,900	\$168,000	-56.0%	91.3%	92.2%	1.0%	87.9%	90.7%	3.1%
Orono	\$600,000	\$230,000	-61.7%	\$560,000	\$661,500	18.1%	78.4%	85.8%	9.5%	81.3%	86.7%	6.6%
Shorewood	\$397,500	\$273,000	-31.3%	\$300,000	\$378,000	26.0%	75.1%	100.0%	33.1%	83.8%	95.4%	13.8%
Spring Park	\$133,400	\$223,500	67.5%	\$135,000	\$223,500	65.6%	70.8%	87.1%	23.1%	85.4%	87.1%	2.0%
St. Bonifacius	\$0	\$177,000	NA	\$197,500	\$175,000	-11.4%	0.0%	98.9%	NA	91.8%	93.7%	2.0%
Tonka Bay	\$525,000	\$196,800	-62.5%	\$525,000	\$584,150	11.3%	79.8%	93.8%	17.5%	79.8%	91.2%	14.3%
Wayzata	\$360,000	\$3,575,000	893.1%	\$815,000	\$2,350,000	188.3%	90.0%	86.3%	-4.1%	83.7%	88.3%	5.6%
Woodland	\$0	\$0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0.0%	0.0%	NA

## Average Days on Market Until Sale

## Single-Family Detached Inventory

## Townhouse-Condo Inventory

	Feb 2009	Feb 2010	Change	YTD 2008	Feb 2009	Feb 2010	Change	Feb 2009	Feb 2010	Change
Deephaven	14	0	-100.0%	143	34	23	-32.4%	0	0	NA
Excelsior	173	39	-77.5%	91	12	9	-25.0%	5	3	-40.0%
Greenwood	303	0	-100.0%	272	12	9	-25.0%	2	3	50.0%
Long Lake	0	259	NA	353	4	12	200.0%	4	0	-100.0%
Minnetonka Beach	0	0	NA	0	12	13	8.3%	0	0	NA
Minnetrasta	288	141	-51.1%	147	105	102	-2.9%	1	3	200.0%
Mound	128	121	-5.9%	122	120	104	-13.3%	23	37	60.9%
Orono	432	388	-10.2%	384	137	128	-6.6%	23	18	-21.7%
Shorewood	255	11	-95.7%	136	63	52	-17.5%	21	16	-23.8%
Spring Park	340	66	-80.6%	66	4	1	-75.0%	12	7	-41.7%
St. Bonifacius	0	125	NA	118	15	11	-26.7%	5	7	40.0%
Tonka Bay	130	245	88.0%	313	19	19	0.0%	3	2	-33.3%
Wayzata	139	113	-18.7%	168	46	35	-23.9%	21	29	38.1%
Woodland	0	0	NA	0	3	10	233.3%	0	0	NA

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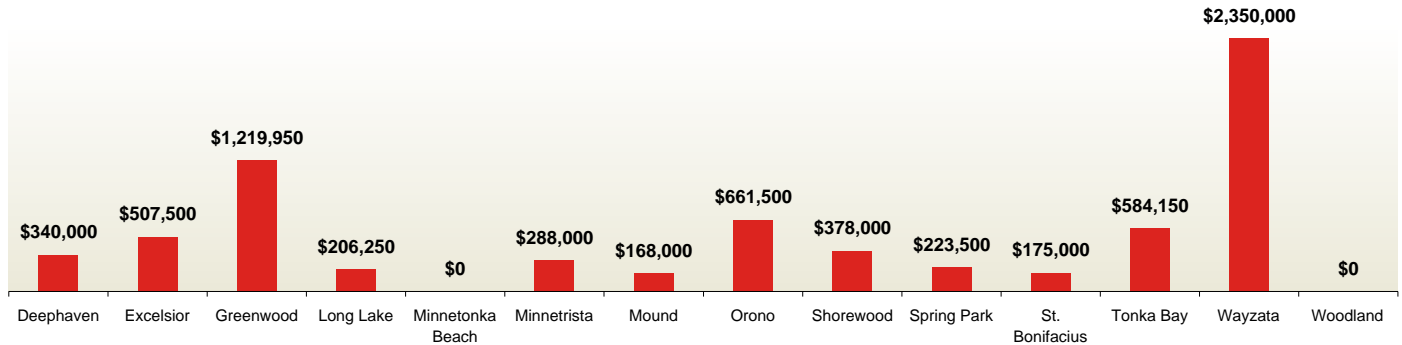
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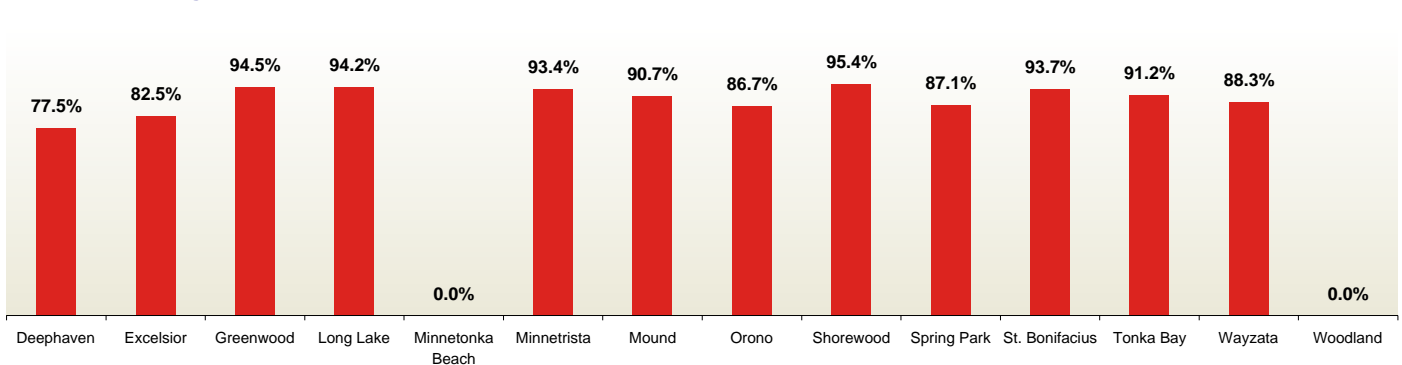


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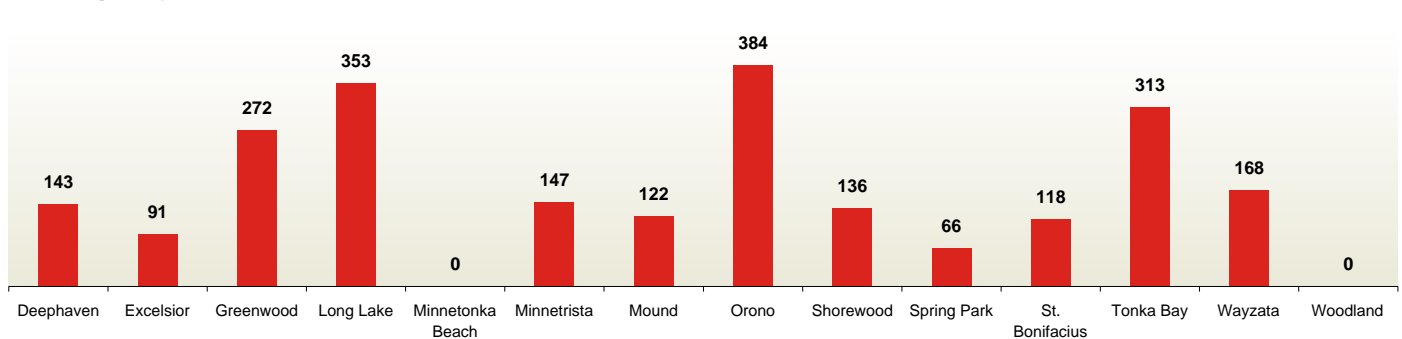
## Median Sales Price—Year to Date



## Percent of Original List Price Received—Year to Date



## Average Days on Market—Year to Date



## Current Inventory

