

FEBRUARY 2019

Minneapolis-St Paul Metro

National Home Values

Current: \$226,300
 Monthly Change: 0.3%
 Quarterly Change: 1.4%
 Annual Change: 7.2%
 Negative Equity*: 8.2%

Minneapolis Home Values

Current: \$269,200
 Monthly Change: 0.3%
 Quarterly Change: 1.4%
 Annual Change: 6%
 Negative Equity*: 5%

Home Values Forecast

(next 12 months)

National: 5.1%
 Minneapolis Metro: 4.2%

Major Cities - Home Values

Minneapolis

Current: \$265,900
 Monthly Change: 0.3%
 Annual Change: 5.2%

Saint Paul

Current: \$219,500
 Monthly Change: 0.7%
 Annual Change: 6.8%

Bloomington

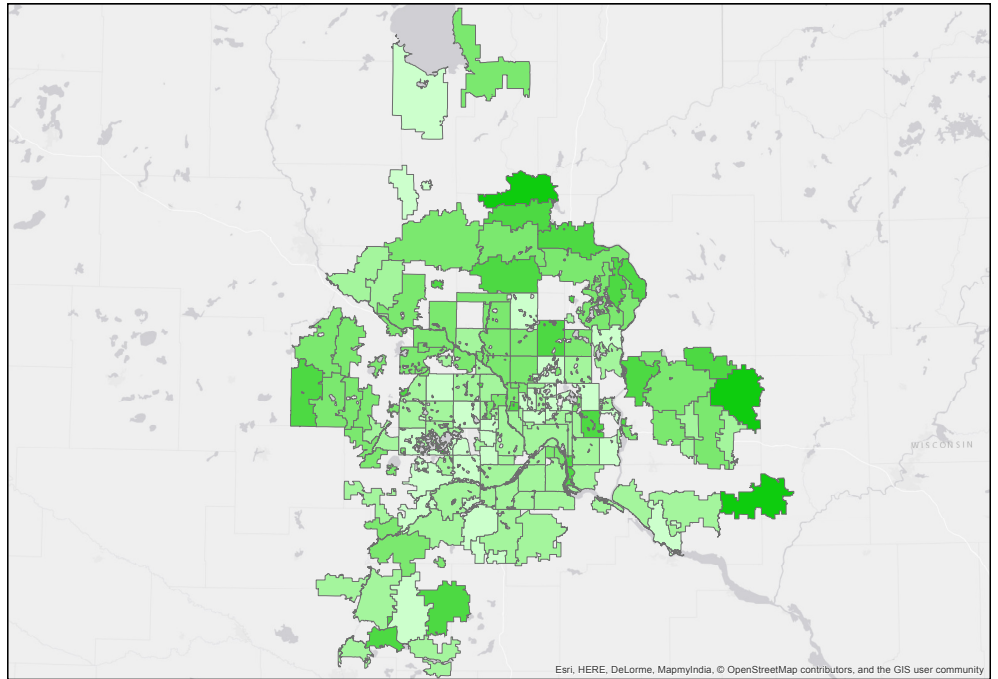
Current: \$268,800
 Monthly Change: 0.3%
 Annual Change: 5.1%

Brooklyn Park

Current: \$241,200
 Monthly Change: 0.4%
 Annual Change: 6.6%

Plymouth

Current: \$352,600
 Monthly Change: 0.2%
 Annual Change: 3.8%



City ZHVI Year-over-Year

0.7% - 4.3% 4.4% - 6.9% 7.0% - 9.9% 10.0% - 14.7% 14.8% - 22.1%

Home Values (ZHVI)

Increasing Values: 75.4%
 Decreasing Values: 16.7%
 Fall From Peak: 0%
 Peak ZHVI Date: 2019-02
 Peak ZHVI: \$269,200

Sales

Median Sale Price: \$-
 Monthly Change: -%
 Annual Change: -%
 Sale Price/Sq. Ft.: \$-
 Sale-to-list Price Ratio: -
 Sold for a Loss/Gain: -%/-%

Foreclosures

Homes Foreclosed: -/10, 000
 Monthly Change: -
 Annual Change: -
 Foreclosure Resales: -%
 Monthly Change: -pp
 Annual Change: -pp

Rent

Zillow Rent Index: \$1,697
 Monthly Change: 0.2%
 Annual Change: 4.2%
 Rent List Price: \$1,700
 Rent List/Sq. Ft.: \$1.3

Listings

Median List Price: \$337,500
 Monthly Change: -0.1%
 Annual Change: 0.7%
 List Price/Sq. Ft.: \$198
 Listings with Price Cut: 8.6%
 Amount of Price Cut: 2.6%

How do we track home values? To track home values, we use the Zillow Home Value Index (ZHVI). The ZHVI is the mid-point of estimated home values for the area. Half the estimated home values are above this number and half are below.

* Negative equity data is from 2018Q2.

Largest Cities Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast YoY (%)	Negative Equity (%)
Apple Valley	276,700	0.4	1.7	6.6				1,788	0.7	2.3	7.3	4.4	3.8
Blaine	257,700	0.5	2.3	7.6				1,661	0.5	3	5.4	5.4	2.9
Bloomington	268,800	0.3	1.3	5.1				1,792	0.7	5.3	6.4	4.1	5.3
Brooklyn Park	241,200	0.4	1.4	6.6				1,660	0.3	1.8	3.5	4.8	4.2
Burnsville	277,400	0.5	1.8	6.4				1,834	0.4	1.9	8.3	4.5	4.5
Coon Rapids	232,500	0.4	1.5	7.5				1,621	0.7	3.6	6.4	4.7	2.6
Eagan	301,700	0.4	1.8	6.6				1,871	0.5	4.6	7.8	4.4	4.1
Eden Prairie	354,700	0	0.5	2.7				2,070	0.1	2.5	3.6	3.1	6.2
Edina	471,300	0.3	1.4	2.1				2,351	0.1	-0.2	0.8	2.5	6.5
Lakeville	348,900	0.3	1.2	5.4				2,078	-0.1	-0.7	1.5	3.6	3.2
Maple Grove	293,700	0.2	0.9	5.1				1,865	0.4	1.5	4	4.1	6.5
Maplewood	240,100	0.5	1.6	4.4				1,638	-0.1	1.7	5.8	4.4	3.2
Minneapolis	265,900	0.3	1.2	5.2				1,670	0.4	1.5	3.1	4.1	6.3
Minnetonka	347,000	0.2	1	3.4				2,021	0.4	2.3	3.4	3.2	6.5
Plymouth	352,600	0.2	0.6	3.8				2,028	0.2	1.3	1.6	3.1	4.7
Richfield	253,600	0.5	1.8	5.7				1,747	0.5	4.1	5.9	4.5	7.1
Saint Louis Park	291,100	0.1	1	4.3				1,790	0.1	1.6	3.4	3.2	6.4
Saint Paul	219,500	0.7	2.3	6.8				1,490	0.3	2.5	5.6	5.5	5.3
Shakopee	270,500	0.8	2.4	5.3				1,826	0.7	1.4	1.4	5.3	3.5
Woodbury	339,800	0.4	1.8	5.3				2,094	0.1	-0.1	1.5	4.1	6.1

Largest Counties Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast YoY (%)	Negative Equity (%)
Anoka County	251,500	0.6	1.9	6.6				1,648	0.3	2.6	5.6	5	
Carver County	329,300	0.3	1	3.4				1,898	-0.5	-2.1	-1.8	3.6	
Dakota County	282,100	0.5	1.7	6.4				1,801	0.5	2.5	7.7	4.3	
Hennepin County	282,800	0.2	1	5.1				1,778	0.5	2.8	4.8	3.7	
Ramsey County	243,800	0.4	1.5	4.1				1,607	0	2.1	4.1	4.3	
Saint Croix County	271,900	-0.5	-0.7	8.4				1,610	-1.4	1.1	5	3	
Scott County	290,900	0.7	2.1	5.8				1,949	0.1	1.9	0.8	4.8	
Sherburne County	249,100	0.5	1.8	7.6				1,511	0.1	3.3	6.9	5.6	
Washington County	299,700	0.4	1.8	6.1				1,852	0.1	1.9	4.7	4.6	
Wright County	255,000	1.5	4	9.7				1,578	0.8	8.3	9.5	7.3	

*The top 20 largest cities and top 10 (or all) counties within the metro are listed. Additional counties, cities, neighborhoods and ZIP codes may be available online at www.zillow.com/research/data by emailing press@zillow.com

Zillow Research:

Zillow® is the leading real estate and rental marketplace dedicated to empowering consumers with data, inspiration and knowledge around the place they call home, and connecting them with the best local professionals who can help. In addition, Zillow operates an industry-leading economics and analytics bureau led by Zillow's Chief Economist Dr. Svenja Gudell. Dr. Gudell and her team of economists and data analysts produce extensive housing data and research covering more than 450 markets at Zillow Real Estate Research. Zillow also sponsors the quarterly Zillow Home Price Expectations Survey, which asks more than 100 leading economists, real estate experts and investment and market strategists to predict the path of the Zillow Home Value Index over the next five years. Zillow also sponsors the bi-annual Zillow Housing Confidence Index (ZHCI) which measures consumer confidence in local housing markets, both currently and over time. Launched in 2006, Zillow is owned and operated by Zillow Group (NASDAQ: Z), and headquartered in Seattle.