

August 2011 Home Sales Statistics Released

Monthly and Year-to-Date Info Provide Snapshot of Housing Activity

On September 26, the Wisconsin REALTORS® Association (WRA) released home sales statistics for August 2011. In St. Croix County, WRA reported 97 sales during the month compared to 65 sales one year ago (+49.2%). WRA estimated the median sales price of homes sold during August in St. Croix at \$148,000 compared to \$164,900 one year ago (-10.2%). Across the state, 5,422 sales occurred in August 2011 compared to 4,135 sales one year ago (+31.1%). The median sales price for homes sold in Wisconsin during August 2011 was \$139,000 compared to \$150,000 one year ago (-7.3%).

Year-to-date statistics for 2011 were also released by WRA. An estimated 630 homes have been sold in St. Croix County this year (January-August) compared to 688 sales year-to-date in 2010 (-8.4%). The 2011 year-to-date median sales price of \$141,000 is 13.1% below the 2010 year-to-date price of \$162,250. Statewide, there have been 5.9% fewer sales in 2011 (January-August) compared to 2010 (34,856 v. 37,040). The year-to-date median sales price in Wisconsin is estimated at \$132,900 compared to \$142,500 in 2010 (-6.7%).

St. Croix Valley: Polk, St. Croix, and Pierce counties comprise Wisconsin's St. Croix Valley region. All three counties are located along the Wisconsin-Minnesota border, and two of the counties, St. Croix and Pierce, help comprise the 13-county Twin Cities metro area that boasts a population of 3.3 million residents. Home sales in Polk County during August 2011 were off 20.8% compared to one year ago (57 sales versus 72 sales in August 2010).

The median price of homes sold in Polk during August was \$80,000 compared to \$95,950 one year ago (-16.6%). Thirty-two homes were sold in August in Pierce County compared to 30 homes one year ago (+6.7%). The median sales price in Pierce for August 2011 was \$147,320 compared to \$139,900 one year ago (+5.3%). Year-to-date (January-August) home sales in Polk are 4.4% below sales activity over the same time period in 2010 (393 v. 410 in 2010). The year-to-date median price of homes sold in Polk is \$96,300 compared to \$106,000 for the

same time period in 2010 (-9.2%). In Pierce County an estimated 248 homes have been sold between January and August of this year compared to 289 sales in 2010 (-14.2%). The 2011 year-to-date median price of homes sold in Pierce is \$127,500 compared to \$149,000 in 2010 (14.4%).



William Rubin

"The monthly median sale price in St. Croix during 2011 has ranged from a low of \$127,500 in February to \$151,000 in July," said William Rubin, executive director of St. Croix Economic Development Corporation. Except for a drop from July to August, the monthly median price in St. Croix has risen steadily since February. The 2011 year-to-date median price now stands at \$141,000. That's a long way from 2007 when the median price was approaching \$200,000. I believe 2011 demonstrates a rebound in housing activity in St. Croix County."

St. Croix County's median sales price for August 2011 and the year-to-date median price (January-August) both remain above WRA's estimates for the west region and state totals. The 2011 year-to-date median price in the west region is estimated at \$128,500 (a decline of 3.7 percent from the 2010 year-to-date median price of \$133,500) and the year-to-date statewide median price is \$132,900 (a decline of 6.7 percent from the 2010 year-to-date median price of \$142,500).

	Median Price August 2011	Median Price August 2010	Change	Sales August 2011	Sales August 2010	Change
St. Croix	\$148,000	\$164,900	-10.2%	97	65	+49.2%
Polk	\$80,000	\$95,950	-16.6%	57	72	-20.8%
Pierce	\$147,320	\$139,900	+5.3%	32	30	+6.7%
WRA West	\$137,000	\$134,950	+1.5%	623	442	+41.0%
Wisconsin	\$139,000	\$150,000	-7.3%	5,422	4,135	+31.1%
	Median Price 2011 YTD	Median Price 2010 YTD	Change	Sales 2011 YTD	Sales 2010 YTD	Change
St. Croix	\$141,000	\$162,250	-13.1%	630	688	-8.4%
Polk	\$96,300	\$106,000	-9.2%	392	410	-4.4%
Pierce	\$127,500	\$149,000	-14.4%	248	289	-14.2%
WRA West	\$128,500	\$133,500	-3.7%	3,789	4,254	-10.9%
Wisconsin	\$132,900	\$142,500	-6.7%	34,856	37,040	-5.9%

Source: Wisconsin REALTORS® Association and St. Croix Economic Development Corporation