



Owatonna, MN Housing Market Absorption Chart

This chart is a comparison of the number of homes sold in Owatonna from 01-01-2007 to 10-27-2007 vs. homes currently listed in the same price range. It shows how long it would take to sell all of the homes currently on the market in Owatonna if no additional listings came onto the market during the time frame in column three.

The first column is the number of homes sold in each price range as of 10-27-07.

The second column is the number of active listings in each price range as of 10-27-07.

The third column is the number of months it will take to sell our current inventory based on actual sales thus far in 2007.

Price Range	Homes sold	Active Inventory	Months to sell
\$100,000 & under	30	14	4.0
\$100,001-\$125,000	52	23	3.8
\$125,001-\$150,000	76	46	5.1
\$150,001-\$175,000	48	39	6.9
\$175,001-\$200,000	46	43	7.9
\$200,001-\$225,000	21	22	8.9
\$225,001-\$250,000	24	17	6.0
\$250,001-\$275,000	14	10	6.1
\$275,001-\$300,000	8	4	4.3
\$300,001-\$325,000	2	3	12.8
\$325,001-\$350,000	6	2	2.8
\$350,001-\$400,000	4	10	21.3
\$400,001 & up	3	1	2.8

If you are considering selling your home, the above chart points out the importance of pricing your home correctly. For example, instead of pricing your home at \$305,000, where there is a 12.8 month supply of homes it would be better to price it at \$299,999 where there is only a 4.3 month supply of homes to be sold.

Pricing your home correctly is the single most important item you have control over when you bring your home onto the market!!!