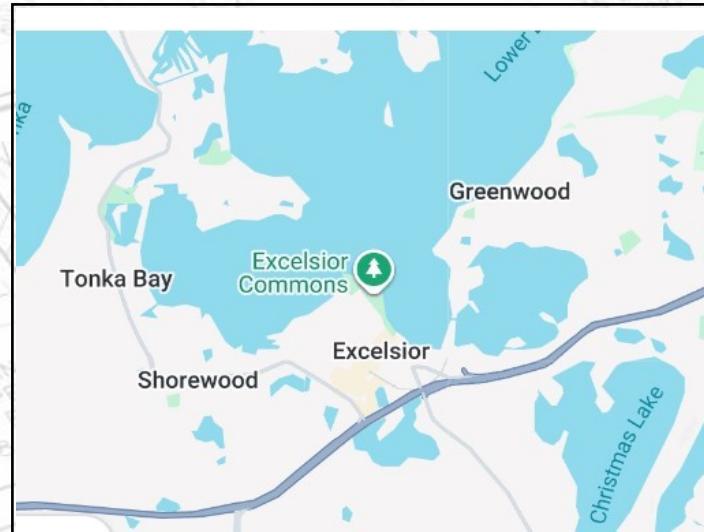


# Comparative Market Analysis



**Researched and prepared by**

Greg Haage, Broker/Owner

**Prepared exclusively for**

Land

**Subject Property**

520 2nd Street

Excelsior

55331

**Prepared on**  
December 14, 2025



**Greg Haage, Broker/Owner**  
UP FRONT Homes  
3309 Major Ave N  
Golden Valley, MINNESOTA 55422  
612-804-3267  
greg@upfronthomes.com

Copyright: 2025 All rights reserved.

This is a broker price opinion or comparative market analysis and should not be considered an appraisal or opinion of value. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.



## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Closed

MLS#	Stat Date	Address	Lot Dim	Acres	L/S Price	DOM
<b>Lots &amp; Land</b>						
6653628	05/13/2025	4774 Manitou Road	110x281x79x268	0.58	\$2,096,500	0
6449951	02/13/2024	21560 Fairview Street	Irregular	0.52	\$4,550,000	101
6488553	05/15/2024	28040 Woodside Rd	83L x 357 x 83 339	0.67	\$2,130,000	12
6450837	06/21/2024	5515 Timber Lane	152x330x150x168	0.63	\$2,750,000	3
6565357	08/20/2024	27940 Smithtown Road	174x293x97x329	1.15	\$3,295,000	1
6590208	04/16/2025	45 Lakeview Avenue	100LakeX110	0.21	\$1,250,000	117
6816410	12/11/2025	36 x Interlachen Court	Irregular	0.47	\$2,050,000	29
6571066	09/25/2024	75X Fairhope Avenue	378x386x400x432	2.59	\$2,650,000	100
<b>Averages:</b>				<b>0.85</b>	<b>\$2,596,438</b>	<b>45</b>

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Closed	8	\$2,596,438		\$2,390,000	\$1,250,000	\$4,550,000	0
<b>Total</b>	<b>8</b>	<b>\$2,596,438</b>		<b>\$2,390,000</b>	<b>\$1,250,000</b>	<b>\$4,550,000</b>	<b>0</b>



## CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street

### Subject Property



45 Lakeview Avenue

### Details



36 x Interlachen Court

### Details

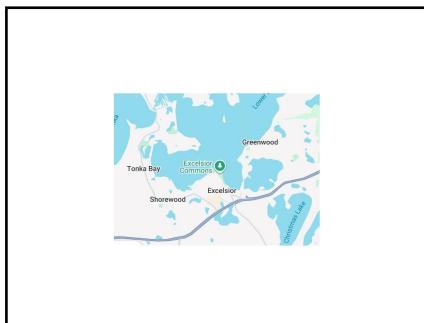
<b>MLS#</b>	6590208	6816410
<b>Status</b>	Closed	Closed
<b>Sch Dist</b>	276	0276 - Minnetonka
<b>Postal City</b>	Excelsior	Tonka Bay
<b>List Price</b>	\$1,295,000	\$2,295,000
<b>Sold Price</b>	\$1,250,000	\$2,050,000
<b>S. Cntrbtn</b>	\$0	\$0
<b>Off Mrkt</b>	03/10/2025	12/10/2025
<b>Dt Closed</b>	04/16/2025	12/11/2025
<b>DOM</b>	117	29
<b>CDOM</b>	0	0
<b>Beds</b>		
<b>Baths</b>		
<b>SubType</b>		
<b>Stories</b>		
<b>Abv Fin Sqft</b>		
<b>Blw Fin Sqft</b>		
<b>Tot Fin Sqft</b>		
<b>Grg Spaces</b>	2.00	2.00
<b>Parking</b>		
<b>Year Built</b>	1900	1948
<b>Lk/Wt</b>		1974
<b>Lk/WF Nm</b>		Minnetonka
<b>Lot Sz</b>		100LakeX110
<b>Acres</b>	0.49	0.210
<b>Fdtn Size</b>		0.470
<b>Exterior</b>		
<b># FP</b>		
<b>Bsmt</b>		
<b>Amenit</b>		





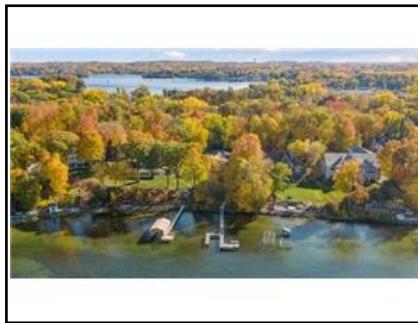
## CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street

### Subject Property



4774 Manitou Road

### Details



28040 Woodside Rd

### Details

<b>MLS#</b>	6653628	6488553
<b>Status</b>	Closed	Closed
<b>Sch Dist</b>	276	0276 - Minnetonka
<b>Postal City</b>	Excelsior	Excelsior
<b>List Price</b>	\$2,300,000	\$2,195,000
<b>Sold Price</b>	\$2,096,500	\$2,130,000
<b>S. Cntrbtn</b>	\$0	\$0
<b>Off Mrkt</b>	05/12/2025	02/27/2024
<b>Dt Closed</b>	05/13/2025	05/15/2024
<b>DOM</b>	0	12
<b>CDOM</b>	0	0
<b>Beds</b>		
<b>Baths</b>		
<b>SubType</b>		
<b>Stories</b>		
<b>Abv Fin Sqft</b>		
<b>Blw Fin Sqft</b>		
<b>Tot Fin Sqft</b>		
<b>Grg Spaces</b>	2.00	
<b>Parking</b>		
<b>Year Built</b>	1900	1957
<b>Lk/Wt</b>	None	
<b>Lk/WF Nm</b>	Minnetonka	Minnetonka
<b>Lot Sz</b>	110x281x79x268	83L x 357 x 83 339
<b>Acres</b>	0.49	0.670
<b>Fdtn Size</b>		
<b>Exterior</b>		
<b># FP</b>		
<b>Bsmt</b>		
<b>Amenit</b>		





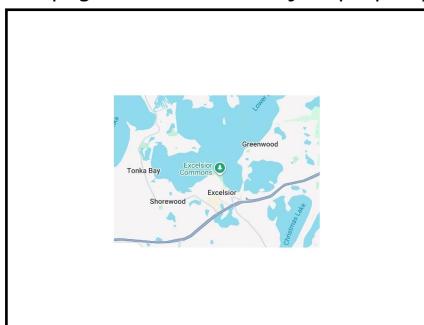
# Comparative Market Analysis

520 2nd Street  
Excelsior, 55331

Sunday, December 14, 2025

## CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street

### Subject Property



75X Fairhope Avenue

### Details



5515 Timber Lane

### Details

<b>MLS#</b>	6571066	6450837
<b>Status</b>	Closed	Closed
<b>Sch Dist</b>	276	0276 - Minnetonka
<b>Postal City</b>	Excelsior	Tonka Bay
<b>List Price</b>	\$2,995,000	\$2,495,000
<b>Sold Price</b>	\$2,650,000	\$2,750,000
<b>S. Cntrbtn</b>	\$0	
<b>Off Mrkt</b>	09/25/2024	06/28/2024
<b>Dt Closed</b>	09/25/2024	06/21/2024
<b>DOM</b>	100	3
<b>CDOM</b>	0	0
<b>Beds</b>		
<b>Baths</b>		
<b>SubType</b>		
<b>Stories</b>		
<b>Abv Fin Sqft</b>		
<b>Blw Fin Sqft</b>		
<b>Tot Fin Sqft</b>		
<b>Grg Spaces</b>	3.00	2.00
<b>Parking</b>		
<b>Year Built</b>	1900	1989
<b>Lk/Wt</b>	Lake	Lake
<b>Lk/WF Nm</b>	Minnetonka	Minnetonka
<b>Lot Sz</b>	378x386x400x432	152x330x150x168
<b>Acres</b>	0.49	2.590
<b>Fdtn Size</b>		
<b>Exterior</b>		
<b># FP</b>		
<b>Bsmt</b>		
<b>Amenit</b>		





## CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street

### Subject Property



27940 Smithtown Road

### Details



21560 Fairview Street

### Details

<b>MLS#</b>	6565357	6449951
<b>Status</b>	Closed	Closed
<b>Sch Dist</b>	276	0276 - Minnetonka
<b>Postal City</b>	Excelsior	Shorewood
<b>List Price</b>	\$3,295,000	\$4,700,000
<b>Sold Price</b>	\$3,295,000	\$4,550,000
<b>S. Cntrbtn</b>	\$0	\$0
<b>Off Mrkt</b>	07/13/2024	01/27/2024
<b>Dt Closed</b>	08/20/2024	02/13/2024
<b>DOM</b>	1	101
<b>CDOM</b>	0	0
<b>Beds</b>		
<b>Baths</b>		
<b>SubType</b>		
<b>Stories</b>		
<b>Abv Fin Sqft</b>		
<b>Blw Fin Sqft</b>		
<b>Tot Fin Sqft</b>		
<b>Grg Spaces</b>	2.00	3.00
<b>Parking</b>		
<b>Year Built</b>	1900	1996
<b>Lk/Wt</b>		
<b>Lk/WF Nm</b>	Minnetonka	Minnetonka
<b>Lot Sz</b>	174x293x97x329	Irregular
<b>Acres</b>	0.49	0.520
<b>Fdtn Size</b>		
<b>Exterior</b>		
<b># FP</b>		
<b>Bsmt</b>		
<b>Amenit</b>		

