

Comparative Market Analysis



Researched and prepared by

Greg Haage, Broker/Owner

Prepared exclusively for

Subject Property

520 2nd Street

Excelsior

55331

Prepared on
January 15, 2026



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Comparative Market Analysis

520 2nd Street
Excelsior, 55331

Thursday, January 15, 2026

Brief Summary of Compared Listings

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

Status: Closed

| MLS# | Stat Date | Address | Prop Sub Type | SqFt Tot | Bds | Bth | L/S Price | DOM |
|----------------------|------------|----------------------------|--------------------|--------------|----------|------------|--------------------|-----------|
| Single Family | | | | | | | | |
| 6681888 | 06/12/2025 | 3748 Crane Island Court # | (SF) Single Family | 3,366 | 5 | 2/2 | \$700,000 | 25 |
| 6643808 | 02/14/2025 | 529 Division Street | (SF) Single Family | 3,166 | 5 | 3/1 | \$739,500 | 19 |
| 6765958 | 09/16/2025 | 2220 Sommergate | (SF) Single Family | 4,200 | 5 | 2/2 | \$873,999 | 10 |
| 6724413 | 08/15/2025 | 168 1st Street | (SF) Single Family | 3,000 | 4 | 1/3 | \$1,040,000 | 15 |
| 6632780 | 01/02/2025 | 4130 Lakeridge Road | (SF) Single Family | 5,334 | 5 | 2/3 | \$1,185,000 | 38 |
| 6765360 | 09/29/2025 | 6471 Pipewood Curve | (SF) Single Family | 5,289 | 5 | 4/1 | \$1,189,000 | 16 |
| 6686193 | 04/08/2025 | 6490 Murray Hill Road | (SF) Single Family | 4,133 | 5 | 2/2 | \$1,212,000 | 3 |
| 6710298 | 06/17/2025 | 183 Maple Street | (SF) Single Family | 3,351 | 5 | 2/2 | \$1,330,000 | 5 |
| 6727097 | 08/29/2025 | 1 Maclynn Road | (SF) Single Family | 2,314 | 4 | 1/3 | \$1,385,000 | 75 |
| 6679110 | 06/03/2025 | 5461 Zumbra Circle | (SF) Single Family | 4,260 | 4 | 3/2 | \$1,400,000 | 2 |
| 6764342 | 10/15/2025 | 780 Virginia Shores Circle | (SF) Single Family | 4,548 | 4 | 3/1 | \$1,400,000 | 39 |
| Averages: | | | | 3,906 | 5 | 2/2 | \$1,132,227 | 22 |

Summary

| Status | Total | Avg Price | Avg \$ Per SqFt | Median | Low | High | Avg CDOM |
|--------------|-----------|--------------------|-----------------|--------------------|------------------|--------------------|-----------|
| Closed | 11 | \$1,132,227 | \$306.22 | \$1,189,000 | \$700,000 | \$1,400,000 | 61 |
| Total | 11 | \$1,132,227 | \$306.22 | \$1,189,000 | \$700,000 | \$1,400,000 | 61 |



Comparative Market Analysis

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CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street

Subject Property



3748 Crane Island Court #

Details



529 Division Street

Details

| | Subject Property | Details | Details |
|---------------------|---|---|------------------|
| MLS# | 6681888 | 6643808 | |
| Status | Closed | Closed | |
| Sch Dist | 276 | 277 - Westonka | 276 - Minnetonka |
| Postal City | Excelsior | Excelsior | Excelsior |
| List Price | \$700,000 | \$749,900 | |
| Sold Price | \$700,000 | \$739,500 | |
| S. Cntrbtn | \$5,000 | \$5,000 | |
| Off Mrkt | 04/09/2025 | 01/21/2025 | |
| Dt Closed | 06/12/2025 | 02/14/2025 | |
| DOM | 25 | 19 | |
| CDOM | 25 | 177 | |
| Beds | 5 | 5 | |
| Baths | 4 | 4 | |
| SubType | (SF) Single Family | (SF) Single Family | |
| Stories | 2 | 2 | |
| Abv Fin Sqft | 2,646 | 2,230 | |
| Blw Fin Sqft | 720 | 936 | |
| Tot Fin Sqft | 3,366 | 3,166 | |
| Grg Spaces | 3.00 | 2.00 | |
| Parking | Finished Garage, Attached Garage, Driveway - Asphalt | Attached Garage, Driveway - Concrete, Garage Door Opener, Insulated Garage | |
| Year Built | 1900 | 2017 | 2020 |
| Lk/Wt | | | |
| Lk/WF Nm | | | |
| Lot Sz | 64X168X66X155 | 132x149x128x119 | |
| Acres | 0.49 | 0.400 | |
| Fdtn Size | 1,464 | 1,052 | |
| Exterior | Brick/Stone, Cement Board, Vinyl | Brick/Stone, Stucco | |
| # FP | 1 | 1 | |
| Bsmt | Drain Tiled, Finished (Livable), Full, Poured Concrete, Storage Space, Sump | Daylight/Lookout Windows, Drainage System, Egress Windows, Finished | |
| Amenit | Ceiling Fan(s), Deck, French Doors, In-Ground Sprinkler, Kitchen Center | Deck, Hardwood Floors, Kitchen Center Island, Kitchen Window, Primary Bedroom | |





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CMA Comparables

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520 2nd Street

Subject Property



2220 Sommergate

Details



168 1st Street

Details

| | | |
|---------------------|--|--|
| MLS# | 6765958 | 6724413 |
| Status | Closed | Closed |
| Sch Dist | 276 | 276 - Minnetonka |
| Postal City | Excelsior | Excelsior |
| List Price | \$874,999 | \$1,125,000 |
| Sold Price | \$873,999 | \$1,040,000 |
| S. Cntrbtn | \$3,000 | \$0 |
| Off Mrkt | 08/24/2025 | 06/04/2025 |
| Dt Closed | 09/16/2025 | 08/15/2025 |
| DOM | 10 | 15 |
| CDOM | 10 | 97 |
| Beds | 5 | 4 |
| Baths | 4 | 4 |
| SubType | (SF) Single Family | (SF) Single Family |
| Stories | 2 | 2 |
| Abv Fin Sqft | 2,570 | 1,750 |
| Blw Fin Sqft | 1,630 | 1,250 |
| Tot Fin Sqft | 4,200 | 3,000 |
| Grg Spaces | 2.00 | 2.00 |
| Parking | Attached Garage, Driveway - Asphalt, Garage Door Opener | Guest Parking, Detached Garage, Garage Door Opener |
| Year Built | 1900 | 1940 |
| Lk/Wt | | |
| Lk/WF Nm | | |
| Lot Sz | 90 x 180/ 16,117 | 162x40x156x37 |
| Acres | 0.49 | 0.140 |
| Fdtn Size | 1,962 | 1,250 |
| Exterior | Stucco, Wood | Engineered Wood |
| # FP | 3 | 2 |
| Bsmt | Concrete Block, Drain Tiled, Egress Windows, Finished (Livable), Full, Storage | Daylight/Lookout Windows, Finished (Livable), Full |
| Amenit | Cable, Ceiling Fan(s), Deck, Ethernet Wired, Exercise Room, French Doors, | Hardwood Floors, Kitchen Center Island, Kitchen Window, Main Floor Primary |





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CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street



4130 Lakeridge Road



6471 Pipewood Curve

Subject Property

Details

Details

| | | |
|---------------------|---|---|
| MLS# | 6632780 | 6765360 |
| Status | Closed | Closed |
| Sch Dist | 276 | 276 - Minnetonka |
| Postal City | Excelsior | Excelsior |
| List Price | \$1,195,000 | \$1,130,000 |
| Sold Price | \$1,185,000 | \$1,189,000 |
| S. Cntrbtn | \$0 | \$0 |
| Off Mrkt | 12/27/2024 | 09/06/2025 |
| Dt Closed | 01/02/2025 | 09/29/2025 |
| DOM | 38 | 16 |
| CDOM | 136 | 16 |
| Beds | 5 | 5 |
| Baths | 5 | 5 |
| SubType | (SF) Single Family | (SF) Single Family |
| Stories | 2 | 2 |
| Abv Fin Sqft | 3,657 | 3,661 |
| Blw Fin Sqft | 1,677 | 1,628 |
| Tot Fin Sqft | 5,334 | 5,289 |
| Grg Spaces | 3.00 | 3.00 |
| Parking | Attached Garage, Heated Garage | Finished Garage, Attached Garage, Driveway - Concrete, Insulated Garage |
| Year Built | 1900 | 2007 |
| Lk/Wt | | |
| Lk/WF Nm | St. Joe | |
| Lot Sz | 52,708 | 90x180 |
| Acres | 0.49 | 0.370 |
| Fdtn Size | 1,210 | 1,770 |
| Exterior | 1,844 | Brick/Stone, Cement Board, Vinyl |
| # FP | Cedar, Stucco | |
| Bsmt | 3 | 2 |
| | Finished (Livable), Full, Storage Space, Walkout | Concrete Block, Drain Tiled, Finished (Livable), Sump Pump, Walkout |
| Amenit | Ceiling Fan(s), Deck, Exercise Room, French Doors, Hardwood Floors, | Ceiling Fan(s), Deck, Exercise Room, French Doors, Hardwood Floors, |





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520 2nd Street

Subject Property



6490 Murray Hill Road

Details



183 Maple Street

Details

| | | |
|---------------------|---|--|
| MLS# | 6686193 | 6710298 |
| Status | Closed | Closed |
| Sch Dist | 276 | 276 - Minnetonka |
| Postal City | Excelsior | Excelsior |
| List Price | \$1,049,000 | \$1,400,000 |
| Sold Price | \$1,212,000 | \$1,330,000 |
| S. Cntrbtn | \$0 | \$0 |
| Off Mrkt | 03/24/2025 | 05/05/2025 |
| Dt Closed | 04/08/2025 | 06/17/2025 |
| DOM | 3 | 5 |
| CDOM | 3 | 5 |
| Beds | 5 | 5 |
| Baths | 4 | 4 |
| SubType | (SF) Single Family | (SF) Single Family |
| Stories | 2 | 2 |
| Abv Fin Sqft | 3,313 | 2,506 |
| Blw Fin Sqft | 820 | 845 |
| Tot Fin Sqft | 4,133 | 3,351 |
| Grg Spaces | 3.00 | 2.00 |
| Parking | Finished Garage, Attached Garage, Driveway - Asphalt, Garage Door Opener, | Attached Garage, Driveway - Other Surface, Garage Door Opener |
| Year Built | 1900 | 2006 |
| Lk/Wt | | 1920 |
| Lk/WF Nm | | |
| Lot Sz | 153x150 | 48x44x83x88x103 |
| Acres | 0.49 | 0.200 |
| Fdtn Size | 1,476 | 954 |
| Exterior | Engineered Wood | Wood |
| # FP | 2 | 2 |
| Bsmt | Drain Tiled, Finished (Livable), Full, Sump Pump | Drain Tiled, Finished (Livable), Full, Sump Pump |
| Amenit | Cable, Ceiling Fan(s), In-Ground Sprinkler, Kitchen Window, Primary | Balcony, Ceiling Fan(s), Deck, French Doors, Hardwood Floors, Kitchen Center |





CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street

Subject Property



1 Maclynn Road

Details



5461 Zumbra Circle

Details

| | | |
|---------------------|---|--|
| MLS# | 6727097 | 6679110 |
| Status | Closed | Closed |
| Sch Dist | 276 | 112 - Eastern Carver County Schools |
| Postal City | Excelsior | Excelsior |
| List Price | \$1,449,900 | \$1,400,000 |
| Sold Price | \$1,385,000 | \$1,400,000 |
| S. Cntrbtn | \$0 | \$0 |
| Off Mrkt | 08/12/2025 | 03/10/2025 |
| Dt Closed | 08/29/2025 | 06/03/2025 |
| DOM | 75 | 2 |
| CDOM | 75 | 2 |
| Beds | 4 | 4 |
| Baths | 4 | 5 |
| SubType | (SF) Single Family | (SF) Single Family |
| Stories | 3 | 1 |
| Abv Fin Sqft | 1,462 | 2,528 |
| Blw Fin Sqft | 852 | 1,732 |
| Tot Fin Sqft | 2,314 | 4,260 |
| Grg Spaces | 2.00 | 2.50 |
| Parking | Attached Garage | Driveway - Asphalt, Garage Door Opener, Tuckunder Garage |
| Year Built | 1900 | 1980 |
| Lk/Wt | | |
| Lk/WF Nm | Minnetonka | Zumbra-Sunny |
| Lot Sz | 124X104 | 145(lake)x117x113(front)x116 |
| Acres | 0.49 | 0.380 |
| Fdtn Size | 1,300 | 2,457 |
| Exterior | Brick/Stone, Engineered Wood | Brick/Stone, Cedar |
| # FP | 2 | 3 |
| Bsmt | Egress Windows, Finished (Livable), Full | Concrete Block, Daylight/Lookout Windows, Egress Windows, Finished |
| Amenit | Deck, Dock, Hardwood Floors, Kitchen Center Island, Kitchen Window, Paneled | Hardwood Floors, In-Ground Sprinkler, Kitchen Center Island, Kitchen Window, |





CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street

Subject Property



780 Virginia Shores Circle

Details

| | |
|---------------------|---|
| MLS# | 6764342 |
| Status | Closed |
| Sch Dist | 276 |
| Postal City | Excelsior |
| Sch Dist | 276 - Minnetonka |
| Postal City | Excelsior |
| List Price | \$1,450,000 |
| Sold Price | \$1,400,000 |
| S. Cntrbtn | \$0 |
| Off Mrkt | 09/08/2025 |
| Dt Closed | 10/15/2025 |
| DOM | 39 |
| CDOM | 124 |
| Beds | 4 |
| Baths | 4 |
| SubType | (SF) Single Family |
| Stories | 1 |
| Abv Fin Sqft | 2,340 |
| Blw Fin Sqft | 2,208 |
| Tot Fin Sqft | 4,548 |
| Grg Spaces | 3.00 |
| Parking | Attached Garage, Driveway - Asphalt, Driveway - Other Surface, Garage Door |
| Year Built | 1900 |
| Lk/Wt | 1988 |
| Lk/WF Nm | Virginia |
| Lot Sz | 107x343x191x320 |
| Acres | 1.020 |
| Fdtn Size | 2,208 |
| Exterior | Block, Wood |
| # FP | 2 |
| Bsmt | Daylight/Lookout Windows, Finished (Livable), Full |
| Amenit | Ceiling Fan(s), Deck, Dock, French Doors, Hardwood Floors, In-Ground Sprinkler, |

