

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





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CMA Comparables

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520 2nd Street

Subject Property



3748 Crane Island Court #

Details



529 Division Street

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	0.240	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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520 2nd Street

Subject Property



2220 Sommergate

Details



168 1st Street

Details

MLS#		6765958	6724413
Status		Closed	Closed
Sch Dist	276	276 - Minnetonka	276 - Minnetonka
Postal City	Excelsior	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	1989	1940
Lk/Wt			
Lk/WF Nm			
Lot Sz		90 x 180/ 16,117	162x40x156x37
Acres	0.49	0.370	0.140
Fdtn Size		1,962	1,250
Exterior		Stucco, Wood	Engineered Wood
# FP		3	2
Bsmnt		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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520 2nd Street

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4130 Lakeridge Road

Details



6471 Pipewood Curve

Details

MLS#		6632780	6765360
Status		Closed	Closed
Sch Dist	276	276 - Minnetonka	276 - Minnetonka
Postal City	Excelsior	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	1996	2007
Lk/Wt			
Lk/WF Nm		St. Joe	
Lot Sz		52,708	90x180
Acres	0.49	1.210	0.370
Fdn Size		1,844	1,770
Exterior		Cedar, Stucco	Brick/Stone, Cement Board, Vinyl
# FP		3	2
Bsmt		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	276 - Minnetonka
Postal City	Excelsior	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	1920
Lk/Wt			
Lk/WF Nm			
Lot Sz		153x150	48x44x83x88x103
Acres	0.49	0.520	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





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520 2nd Street

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1 Maclynn Road

Details



5461 Zumbra Circle

Details

MLS#		6727097	6679110
Status		Closed	Closed
Sch Dist	276	276 - Minnetonka	112 - Eastern Carver County Schools
Postal City	Excelsior	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	1959	1980
Lk/Wt			
Lk/WF Nm		Minnetonka	Zumbra-Sunny
Lot Sz		124X104	145(lake)x117x113(front)x116
Acres	0.49	0.260	0.380
Fdtn Size		1,300	2,457
Exterior		Brick/Stone, Engineered Wood	Brick/Stone, Cedar
# FP		2	3
Bsmnt		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,





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520 2nd Street

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780 Virginia Shores Circle

Details

MLS#		6764342
Status		Closed
Sch Dist	276	276 - Minnetonka
Postal City	Excelsior	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	1988
Lk/Wt		
Lk/WF Nm		Virginia
Lot Sz		107x343x191x320
Acres	0.49	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,

