

Comparative Market Analysis



Researched and prepared by

Greg Haage, Broker/Owner

Prepared exclusively for

Subject Property

16394 Glory Lane

Eden Prairie

55344

Prepared on

January 16, 2026



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Comparative Market Analysis

16394 Glory Lane
Eden Prairie, 55344

Friday, January 16, 2026

Brief Summary of Compared Listings

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

Status: Closed

MLS#	Stat Date	Address	Style	Bld Fin SF	L/S Price	DOM
Commercial						
6247062	11/17/2023	550 Lake Drive	Office, Retail/Shopping	11,095	\$2,650,000	350
6337095	04/28/2023	336 Water Street	Retail/Shopping Center	9,600	\$2,250,000	35
6323663	02/29/2024	5445 Eden Prairie Road	Business Opportunity	5,174	\$1,910,000	413
6157545	09/22/2023	1860 Arboretum Boulevard	Apartments and Retail	1	\$3,700,000	484
Averages:				6,468	\$2,627,500	321

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Closed	4	\$2,627,500	\$925,210.59	\$2,450,000	\$1,910,000	\$3,700,000	401
Total	4	\$2,627,500	\$925,210.59	\$2,450,000	\$1,910,000	\$3,700,000	401





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CMA Comparables

This page outlines the subject property versus comparables properties.



16394 Glory Lane

Subject Property



5445 Eden Prairie Road

Details



336 Water Street

Details

MLS#		6323663	6337095
Status		Closed	Closed
Sch Dist	272	270 - Hopkins	276 - Minnetonka
Postal City	Eden Prairie	Minnetonka	Excelsior
List Price		\$2,295,000	\$2,300,000
Sold Price		\$1,910,000	\$2,250,000
S. Cntrbtn		\$0	\$0
Off Mrkt		02/29/2024	05/02/2023
Dt Closed		02/29/2024	04/28/2023
DOM		413	35
CDOM		413	35
Beds			
Baths			
SubType			
Stories	1		
Abv Fin Sqft	7,140		
Blw Fin Sqft			
Tot Fin Sqft	7,933		
Grg Spaces	62	26.00	0.00
Parking	Attached Garage	Guest Parking, Parking Lot, Driveway - Asphalt, Paved Lot	More Parking Onsite for Fee, Uncovered/Open
Year Built	1994	1946	1906
Lk/Wt			
Lk/WF Nm			
Lot Sz		260 X 100	Irregular
Acres	1.47	0.470	0.430
Fdtn Size	7,140	2,523	9,600
Exterior	Brick/Stone	Block, Brick/Stone, Wood	Wood
# FP			
Bsmt			

Amenit





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CMA Comparables

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16394 Glory Lane

Subject Property



550 Lake Drive

Details



1860 Arboretum Boulevard

Details

MLS#		6247062	6157545
Status		Closed	Closed
Sch Dist	272	112 - Eastern Carver County Schools	112 - Eastern Carver County Schools
Postal City	Eden Prairie	Chanhassen	Victoria
List Price		\$2,850,000	\$3,850,000
Sold Price		\$2,650,000	\$3,700,000
S. Cntrbtn		\$0	\$0
Off Mrkt		07/17/2023	07/25/2023
Dt Closed		11/17/2023	09/22/2023
DOM		350	484
CDOM		670	484
Beds		0	0
Baths		0	0
SubType			
Stories	1		
Abv Fin Sqft	7,140		
Blw Fin Sqft			
Tot Fin Sqft	7,933	0	0
Grg Spaces	62	0.00	0.00
Parking	Attached Garage	Driveway - Asphalt	Other
Year Built	1994	1999	1900
Lk/Wt			
Lk/WF Nm			
Lot Sz		173x139x148x139	329x179x403x90x69x60
Acres	1.47	0.660	0.110
Fdtn Size	7,140	10,071	1
Exterior	Brick/Stone	Brick/Stone, Stucco	Other
# FP			
Bsmt			

Amenit

