

# 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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## 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
<b>Commercial</b>						
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
6461037	07/10/2024	2465 W Wayzata Boulevard	Freestanding	36,000	\$2,300,000	237
6157545	09/22/2023	1860 Arboretum Boulevard	Apartments and Retail	1	\$3,700,000	484
<b>Averages:</b>				<b>14,174</b>	<b>\$2,725,000</b>	<b>277</b>

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Closed	4	\$2,725,000	\$925,134.28	\$2,475,000	\$2,250,000	\$3,700,000	357
<b>Total</b>	<b>4</b>	<b>\$2,725,000</b>	<b>\$925,134.28</b>	<b>\$2,475,000</b>	<b>\$2,250,000</b>	<b>\$3,700,000</b>	<b>357</b>





# Comparative Market Analysis

520 2nd Street  
Excelsior, 55331

Thursday, January 15, 2026

## CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street

### Subject Property



336 Water Street

### Details



2465 W Wayzata Boulevard

### Details

<b>MLS#</b>	6337095	6461037
<b>Status</b>	Closed	Closed
<b>Sch Dist</b>	276	278 - Orono
<b>Postal City</b>	Excelsior	Long Lake
<b>List Price</b>	\$2,300,000	\$2,895,000
<b>Sold Price</b>	\$2,250,000	\$2,300,000
<b>S. Cntrbtn</b>	\$0	\$0
<b>Off Mrkt</b>	05/02/2023	07/10/2024
<b>Dt Closed</b>	04/28/2023	07/10/2024
<b>DOM</b>	35	237
<b>CDOM</b>	35	237
<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>	0.00	0.00
<b>Parking</b>	More Parking Onsite for Fee, Uncovered/Open	Parking Lot, Uncovered/Open
<b>Year Built</b>	1900	1993
<b>Lk/Wt</b>		
<b>Lk/WF Nm</b>		
<b>Lot Sz</b>	Irregular	400 x 260
<b>Acres</b>	0.49	2.320
<b>Fdtn Size</b>	9,600	36,000
<b>Exterior</b>	Wood	Block, Brick/Stone, Other
<b># FP</b>		
<b>Bsmt</b>		None
<b>Amenit</b>		





## CMA Comparables

This page outlines the subject property versus comparables properties.



520 2nd Street



550 Lake Drive



1860 Arboretum Boulevard

### Subject Property

### Details

### Details

<b>MLS#</b>	6247062	6157545
<b>Status</b>	Closed	Closed
<b>Sch Dist</b>	276	112 - Eastern Carver County Schools
<b>Postal City</b>	Excelsior	Chanhassen
<b>List Price</b>	\$2,850,000	\$3,850,000
<b>Sold Price</b>	\$2,650,000	\$3,700,000
<b>S. Cntrbtn</b>	\$0	\$0
<b>Off Mrkt</b>	07/17/2023	07/25/2023
<b>Dt Closed</b>	11/17/2023	09/22/2023
<b>DOM</b>	350	484
<b>CDOM</b>	670	484
<b>Beds</b>	0	0
<b>Baths</b>	0	0
<b>SubType</b>		
<b>Stories</b>		
<b>Abv Fin Sqft</b>		
<b>Blw Fin Sqft</b>		
<b>Tot Fin Sqft</b>	0	0
<b>Grg Spaces</b>	0.00	0.00
<b>Parking</b>	Driveway - Asphalt	Other
<b>Year Built</b>	1900	1999
<b>Lk/Wt</b>		
<b>Lk/WF Nm</b>		
<b>Lot Sz</b>	173x139x148x139	329x179x403x90x69x60
<b>Acres</b>	0.49	0.110
<b>Fdtn Size</b>	10,071	1
<b>Exterior</b>	Brick/Stone, Stucco	Other
<b># FP</b>		
<b>Bsmt</b>		

### Amenit

