

# 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	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>





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520 2nd Street  
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## 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	276 - Minnetonka	278 - Orono
<b>Postal City</b>	Excelsior	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	1906	1993
<b>Lk/Wt</b>			
<b>Lk/WF Nm</b>			
<b>Lot Sz</b>		Irregular	400 x 260
<b>Acres</b>	0.49	0.430	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

**Amenit**





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## CMA Comparables

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**520 2nd Street**

Subject Property



**550 Lake Drive**

Details



**1860 Arboretum Boulevard**

Details

<b>MLS#</b>		6247062	6157545
<b>Status</b>		Closed	Closed
<b>Sch Dist</b>	276	112 - Eastern Carver County Schools	112 - Eastern Carver County Schools
<b>Postal City</b>	Excelsior	Chanhassen	Victoria
<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	1900
<b>Lk/Wt</b>			
<b>Lk/WF Nm</b>			
<b>Lot Sz</b>		173x139x148x139	329x179x403x90x69x60
<b>Acres</b>	0.49	0.660	0.110
<b>Fdtn Size</b>		10,071	1
<b>Exterior</b>		Brick/Stone, Stucco	Other
<b># FP</b>			
<b>Bsmt</b>			

**Amenit**

