

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: IX. A.

From: Debra Mangen
City Clerk

Date: January 22, 2013

Subject: CORRESPONDENCE

Action
Discussion
Information

Action Requested:

Attached is correspondence received since the last Council Meeting.

No action is requested.

Molly Tierney Schomburg
5329 Halifax Ave. So.
Edina, MN 55424

January 8, 2013

Mayor James Hovland
City of Edina
4801 West 50th Street
Edina, MN 55424

Dear Mayor Hovland,

I am writing to voice my concern about our city allowing the construction of huge homes to take up the entire lot. I have lived in my home on Halifax Avenue for 22 years and have seen radical changes on my block as small, older houses have been replaced by much larger ones.

I got my own dose of this reality this fall when Tony Giannakakis of TC Homebuilders started construction - property line to property line - next door. While TC Homebuilders may be completely within his rights to build such a huge house so close to mine, I find it hard to believe that the city has not done anything to discourage this practice now so prevalent throughout Edina.

I am very concerned about drainage from the newly constructed home to mine. The heavy snow before Christmas piled up on the roof of the garage next door and later slid down onto my sidewalk and side entry steps, crushing the plants that I have growing there. If nothing is done, spring rain will flow directly from that garage roof into the foundation of my house.

At a meeting with Tony and Jamie from the City this fall, I was told that gutters would go up as soon as the siding was completed. Tony also said that the landscaping work was being done in the fall and that he would make sure that the drainage plan was in place at that time. The city also assured me that the builder must comply with the proposed drainage plan on record. But I have yet to see any progress in this area.

I feel that my property rights have been tremendously violated and I have done nothing to deserve this. Please be pro-active on this issue and amend the city ordinance to restrict these builders from building so close and adopt regulation to protect neighbors from the builder's lack of respect.

Something must be done to prevent water from flowing into my basement and harming my property further. I look to you and the city for guidance and support to get this done correctly. I thank you for that and hope that this can be accomplished without delay.

I invite you to come over and stand on my side steps and feel the discomfort at having this huge façade and roof looming over you.

Thank you for your consideration.

Sincerely,


Molly Tierney Schomburg

Cc: Steve Kirchman
Jamie Cynor
Wayne Houle

Mayer Howland,
It was a pleasure meeting you & your
wife on Sunday. I look forward to
hearing from you & your staff soon.
Molly

City of Edina
4801 W. 50th Street
Edina, MN 55424

January 14, 2013

Dear James Hovland / Mayor / City of Edina:

We request the Edina City Council abide by Minnesota Statute and Edina Ordinance and deny the variance request of 5801 Crescent Terrace.

Minnesota Statute and Edina Ordinances require that three conditions must be satisfied affirmatively to grant a variance. The courts have maintained it is the applicant who has a heavy burden of proof to show that ALL three prerequisites to the granting of a variance are satisfied. This is because a variance allows property to be used in a manner forbidden by the local ordinance.

One of these mandatory conditions states, the variance can only be granted when “the plight of the petitioner is due to circumstances unique to the property and not created by the petitioner”.

The laws emphasize the requirement that a variance be due to circumstances “unique to the property”. The courts have held that practical problems and/or hardships peculiar to the present owner, even hardships such as handicaps, age, and family size, do NOT satisfy the prerequisite because they are not “unique to the property”. Similarly, self selection of home design and backyard amenities would be “peculiar” to the applicant and not “unique to the property”.

The variance request is for a Rolling Green neighborhood lot, which despite its pie shape, affords a relatively flat 12,000 SF building pad. Applicant proposes to raze the existing nonconforming setback house and build a home of considerable size, as well as extensive backyard amenities. The applicant's design for both house and rear yard amenities “self create” the “practical problems” that result in the variance request. The practical difficulty would not be unique to the property but peculiar to the applicant's wants and architectural design. Given the 12,000 SF building pad, a wide variety of home designs and backyard configurations could be built without granting of a variance.

Additionally, the courts have held that a person who purchases land with knowledge, actual or constructive, of the zoning restraint which is in effect at the time of such purchase is said to have “created” whatever hardship the restriction entailed. Although this does not mean automatic denial of variance request, it is part of the evidence that must be considered in deciding whether there are practical difficulties imposed by the applicant not the ordinance. In this case, the applicant is a potential purchaser but not the current owner. This zoning knowledge, in addition to the proposed home architecture and extensive backyard amenities configuration, clearly “self creates” the practical difficulties for the applicant.

WE RESPECTFULLY REQUEST THAT THE EDINA CITY COUNCIL DENY THE VARIANCE REQUEST ON GROUNDS THAT THE “PRACTICAL DIFFICULTIES” OF THE PROPOSED DESIGN FOR HOME AND BACKYARD AMENITIES ARE “PECULIAR” TO THE APPLICANT NOT “UNIQUE TO THE PROPERTY” AND THE APPLICANT HAS “SELF CREATED” THE PRACTICAL DIFFICULTIES.

Furthermore to prevent future confusion on variance requests, we request the Edina City Council to rule that the Edina Planning Department (EPD) is in error in its findings on the following statements:

* “the required setback reduces the buildable area dramatically, pushes a new home farther back on the lot and impacts the ability to provide a reasonable rear yard on such a large lot”.

EPD finding that “a reasonable rear yard on such a large lot” is a personal opinion and criteria that has no legal standing. The Edina zoning ordinance makes no mention of the right to a “reasonable back yard”; nor does it define what a reasonable back yard is. These arbitrary and capricious criteria that have no legal footing are inappropriate criteria for the EPD to offer as justification for variance approval. Edina zoning ordinance references only a 25' rear yard (30 on corner rear lots) setback, but is silent on any other back yard rights of property holders. To convey that this applicant should be granted a setback variance to provide “a reasonable back yard on such a large lot” is to confer to applicant a privilege that is not offered to other residents. This EDP criteria for variance approval is arbitrary, capricious and beyond the jurisdiction afforded by the EPD by the Edina zoning ordinance.

* “proposed use of house is reasonable; as the proposed home will uphold the established front setback already existing on the lot”.

This finding is in direct conflict with the Edina zoning ordinance and is a personal opinion not supported by Edina zoning ordinance. Edina zoning stipulates a front yard setback rule and makes no reference to exceptions based on a pre-existing nonconforming home that are to be razed. EPD is arbitrary and capricious in this determination that this pre-existing nonconforming location should set the new set back requirement. There is no statute to support this finding. Allowing staff to create zoning law is unlawful. Only through a specific process can the zoning regulations be changed. Staff errors in reaching beyond its jurisdiction when it ignores the requirements set by law and impose their own personal standards. Zoning ordinances should be strictly observed as deviation from these laws can lead to favoritism and corruption.

* “the practical difficulties in complying with the ordinance include the triangular shape lot and the resulting amount of front yard that must be maintained given the required setback and the imposition of a deeper front yard setback given the lot has always had a home located closer to the street than neighboring properties”.

EPD failed to consider pertinent facts of the historical “precedents” and recent building experience established in Rolling Green subdivision that establishes that these factors are not “unique” to the applicant’s property but common to many corner lots in the Rolling Green subdivision. Recently there have been a number of cases of non conforming homes razed on corner lots. In these cases, other property owners have dealt with characteristics common to the applicant’s corner lots without variances. Applicant's brother at 17 Merilane is an excellent example.

Characteristics common to corner lots are the criteria that EPD incorrectly declares are “unique” to applicant's property. (i.e. setbacks that result in larger front to back yard ratios, relative smaller buildable area to total area, limits to backyard space). In fact, the relatively large lot sizes of the Rolling Green neighborhood make these corner lots more common than in other smaller lot size neighborhoods. EPD ignore these pertinent facts which results in the arbitrary and capricious recommendation for variance.

In conclusion, the Edina City Council should rule in accordance with state and local zoning ordinances and deny the variance request. Personal opinions on best use of property should never overrule zoning ordinance protections.

We would welcome new neighbors and a new home, but respectfully demand the zoning protections afforded the property owners by Minnesota and local law. Hopefully, the applicants will pursue a revision of their plans that meet the zoning ordinance without variance request or choose another Rolling Green property.

Thank you for your time and consideration regarding this matter.

Kip Knelman (612-850-3110)
Suzanne Knelman (859-707-5639)
4812 Rolling Green Parkway
Edina, MN 55436

January 18, 2013

Michael Thompson
6908 Dawson Lane
Edina, MN 55435

Mayor and City Council
City of Edina
4801 W. 50th Street
Edina, MN 55424

Dear Mayor Hovland and Council Members Bennett, Brindle, Sprague, and Swenson:

I am writing to thank each one of you for appointing me to a term on the Edina Transportation Commission two years ago.

I enjoyed my time on the ETC and the important initiatives promoted including Living Streets. A good community conversation is underway and implementation is now the key. With Edina leading an effort towards a more pedestrian friendly and diverse transportation system tough decisions are inevitable, however positive outcomes will be plenty for future generations.

The highlight of serving was building relationships with my fellow commission members. The community is very fortunate to have such a passionate group of volunteers.

Thank you for your service and the time and effort each one of you devotes toward making the community a great place to live. Keep up the good work!

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Thompson", followed by a long horizontal line extending to the right.

Michael Thompson
ETC Member 2011-2013

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Thursday, January 10, 2013 10:16 AM
Cc: Susan Howl
Subject: FW: 4016 Lynn Avenue



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Karen Heine [<mailto:kheine@straticom.us>]
Sent: Thursday, January 10, 2013 10:11 AM
To: Cary Teague; Edina Mail; Edina Mail
Subject: 4016 Lynn Avenue

As 21 year residents –at 4016 Lynn Avenue- who work and volunteer in Edina and have three children in Edina schools, we are considering moving. Property stakes are in place for a big addition at 4014 Lynn Avenue, and a tear down is about to happen to our south, which will block our light and eliminate our privacy. Light, privacy, and loving the character of Morningside were the main reasons we bought our house.

Five years ago we got signatures from neighbors and had to go before the planning committee in order to put on a 6x10 foot entryway. Now, Dave Alan can come in and make major changes to 4018 Lynn Avenue and we don't have a say. Why was the city so concerned about all of the houses being in row and having equal setbacks, but doesn't care if houses are way out of scale on height and the backyard setbacks? The setback changes that have been made are not enough for 50 foot lots. We are in our yard a lot and have invested a lot in gardens and patios. Soon, that will become a waste of money because the gardens will be shaded and we won't have privacy. We will need to invest over \$5,000 for trees on the south side of our backyard, and that will only give us a fraction of the privacy we currently have.

Dave Alan has not built a single house in Morningside that does not look out of place with the surrounding houses. They are not to scale and tower over the houses on either side. The Edina City Council and the Edina Planning Commission are allowing an outside builder to build a house that ruins the enjoyment and privacy of our house, and increases our property taxes. We are thoroughly disappointed with the leadership in Edina.

-Karen Heine and Paul Nicholas

Importance: High

To: Edina Mail; James Hovland

Subject: Great job on the call tonight

I was in line for over 30 minutes to make a comment on tonight's Town Hall Call with Mayor Hovland, which is a positive indication that the call was a success! While I wasn't able to make my comment on the call due to time restraints, I would like to take the opportunity to point out that people like Emily and her son (the first caller), Jim (concerned about lighting in his neighborhood) and I believe, William who walks in the indoor malls with his wife, would be welcome to come to The Promenade as well as Centennial Lakes Park where there are well lit walkways and bike paths as well as extraordinary sculptures on The Promenade to enhance their healthy walk.

My husband and I enjoy using the Edinborough Park indoor track, walking in the Galleria and Southdale in colder weather as well as Centennial Lakes and The Promenade.

The Farmer's Market at Centennial Lakes is a wonderful addition to our city's culture and tradition. Having lived in Europe for over 20 years, I was able to go to outdoor markets to buy fresh foods and flowers as well as other items on a daily basis. It would be a great addition to allow Edina's artists to offer their artwork for display and sale at the Farmer's Market. Can we make that happen?

Lastly, two other areas where Edina residents and visitors can get exercise and appreciate the outdoors and public art are 50th and France and Grandview Square Park. Each of the three locations offer a different walking experience.

Barbara La Valleur
Barbara La Valleur
La Valleur Communicates
7621 Edinborough Way Unit 2110
Edina, MN 55435
C: 612-578-2422
barbara.lavalleur@gmail.com
Chair, Edina Public Art Committee
Member, Edina Art Board
Blogger, Art & Culture, EdinaPatch
EDINA: Every Day I Need Art

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Thursday, January 17, 2013 8:40 AM
To: Jennifer Bennerotte; Ann Kattreh
Cc: Susan Howl
Subject: FW: Town hall question

Good morning,

This message has been forwarded to the Mayor and Council members, Ann Kattreh and Jennifer Bennerotte.



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389

lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Winnie and Steve Martin [<mailto:martins6012@gmail.com>]

Sent: Wednesday, January 16, 2013 7:21 PM

To: Edina Mail

Subject: Town hall question

I was hopeful that I would have the opportunity to broach the subject of additional "Off-Leash Area's/Dog Parks" in Edina so perhaps you could get some feedback from residents, sooner, rather than later.

My name is Winnie Martin and I live at 6012 Ewing Ave. S. I am a current member of Concord Wellness Committee and I am actively involved in making Edina more of a "do" friendly community.

I am currently working with Tim Hunter for a proposal to expand the theme of "walkable neighborhoods" by
1. Expanding Off-leash/Dog Park Areas (Long-term) 2. Utilizing current ice rinks Apr.-Oct. for Off-Leash access.

I have formal proposals that will be submitted with the help and guidance from Officer Hunter. I have enlisted the assistance from Katie Meyer (do-town) as well as neighboring Eden Prairie Park and Rec. Dept. to assist as needed. (Eden Prairie has 6 Off-leash areas.) I have emailed Ann Kattreh as to my initial efforts, and look forward to broaching this subject with the council in the near future.

A canine is an excellent fitness partner and opening access to neighborhood opportunity can be a great way to improve our community. There are no needed funds for more sidewalks, more lights, more patrols, etc.....just the willingness to open what is at our disposal.

I welcome any feedback, discussion, or comments.

Thanks.

Winnie

952-484-5575

martins6012@gmail.com

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Thursday, January 17, 2013 8:35 AM
To: Jennifer Bennerotte
Cc: Susan Howl
Subject: FW: Thanks

Good morning,

This message has been forwarded to the Mayor and Council members and Jennifer Bennerotte.

Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | www.EdinaMN.gov
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-----Original Message-----

From: meg newell [<mailto:megnewell@me.com>]
Sent: Wednesday, January 16, 2013 7:17 PM
To: Edina Mail
Subject: Thanks

Great call tonight.

2 things:

1. I live on Wooddale and really appreciate the "shared space street" traffic calming measures implemented over the past 6 months. It was courageous and it is appreciated.
2. Might the city consider hosting bicycle safety awareness clinics? As much as I want to increase biking--it would be nice if all the new bikers recognized the traffic rules intended for them.

Thank you!

Meg Newell

Sent from my mobile phone. ☒

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Thursday, January 17, 2013 8:30 AM
To: Jennifer Bennerotte
Cc: Susan Howl
Subject: FW: Very Impressive Town Hall Meeting

Good morning,

This message has been forwarded to the Mayor and Council members , John Scheerer and Jennifer Bennerotte.

Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | www.EdinaMN.gov
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-----Original Message-----

From: TIMOTHY W COATS [<mailto:bluewater5@me.com>]
Sent: Wednesday, January 16, 2013 7:15 PM
To: Edina Mail
Subject: Very Impressive Town Hall Meeting

I want to compliment the mayor for a very impressive use of technology to hold the phone town hall meeting this evening. I have not been involved in Edina affairs before now despite being a 26 year resident. Think i will join the walk this weekend.

Well done!

PS the crossing at tracy and highway 62 and vernon at highway 62 needs clear sidewalks to support walking!

thanks again

tim

Subject: Thank you! Re: Weight Watchers "One Amazing Day" Invitation

Mayor James Hovland,

Thank you so much for joining us at Weight Watchers "One Amazing Day" Celebration in Edina on Saturday. It was great to hear how the City of Edina is working to make choosing a healthy lifestyle easier with the walking/biking paths, farmers markets and the *do.town* collaboration with Bloomington, Richfield and Blue Cross.

We appreciate your time and wish you continued success with your efforts!

Thank you,
Cindy Hemphill
Weight Watchers Leader/At Work Specialist
Marketing Specialist - Territory 3173
cdhemphill@att.net
612 - 819-6614 (cell)

Subject: Sewer back-up resolution

To The Edina City Council,

My name is Andrew Cowley and I live at 6429 Josephine Ave. in Edina. The first Sunday in December, the sewer line in front of my house clogged and backed up into my home **for the second time in less than 2 years.** While the damage done was less than last time, we still lost a good portion of the basement and have been rebuilding to make the space livable again.

I had a conversation with both the head of the public works department and the Mayor explaining that I did not believe that it was normal for the city sewer line to clog twice in less that two years and I was concerned that there was serious issues with the sewer line running down Josephine Ave and specifically in front of my house. Needless to say, the public works director did nothing to allay my fears and continually attempted to limit the liability of the city. He even went so far as to say it was the fault of the citizens of Edina and that because my house, "was the lowest on the street, there was nothing I can do to protect my house and prevent it from happening again."

The city insurance refused to take responsibility and left the responsibility to my insurance company.

So, why am I writing? I want to know now that you have passed a substantial pay raise for yourselves - which I support - what are you going to do to re-compensate me for the damage done repeatedly to my home due the Edina City sewer line and what assurances can you provide me that the sewer line is in working order so as to prevent further damage to my home so I don't lose my homeowners insurance due to multiple claims? Also, what are you going to do in the future if this happens again - will I just get the brush-off like I did this time? Is all the city needs to do in this situation is say, "well, we did maintenance on the line in the last 4 years so we aren't responsible." I would submit that the city needs to take responsibility for the failures of its infrastructure.

On a positive note, we were home the day the backup occurred and the response time of the city workers was very fast. Unfortunately, not fast enough to prevent extensive damage, but I was impressed with the response time on a weekend morning.

A response would be greatly appreciated as I never heard back from the Mayor on this matter.

Thank you for your time.

Andrew Cowley
6429 Josephine Ave
Edina, MN 55439
952-913-5368
acowley1@mc.com

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Friday, January 18, 2013 1:56 PM
Cc: Susan Howl
Subject: FW: My Concerns About Slavery



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389

lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Slavery Footprint [<mailto:no-reply@slaveryfootprint.org>]
Sent: Friday, January 18, 2013 1:37 PM
To: Edina Mail
Subject: My Concerns About Slavery

Dear James Hovland,

I want to see an end to modern-day slavery, a crime that continues today and is present ever here in our city. I respectfully ask that you help make our city a leader in the fight to end slavery.

The first place to start is to ensure that our law enforcement are trained to identify victims of trafficking. Once victims of trafficking have been identified, we need a system in place that ensures the safety and rehabilitation of victims. Our law enforcement should be equipped to conduct proactive, victim-centered trafficking investigations and be prepared to help with the prosecution of trafficking crimes.

I respectfully ask that you allocate funding in your budget for training of law enforcement. At a minimum, I want our police department to have one officer trained as a point-person for cases of human trafficking and slavery.

Victims of human trafficking face a horrific life in which they are threatened, beaten, raped, starved, locked up, or psychologically manipulated - all for the financial profit of human traffickers.

I urge you to help us in this fight. To notify voters in our area about what your administration is doing to protect the victims of human trafficking in our city and to prosecute those who perpetrate this crime, please e-mail a copy of an open letter or statement on the issue to: mycity@slaveryfootprint.org.

Sincerely,

Jacob Grant
jakeguitar12@gmail.com

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Friday, January 11, 2013 8:51 AM
Cc: Susan Howl
Subject: FW: My Concerns About Slavery



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389

lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Slavery Footprint [<mailto:no-reply@slaveryfootprint.org>]
Sent: Thursday, January 10, 2013 10:57 PM
To: Edina Mail
Subject: My Concerns About Slavery

Dear James Hovland,

I want to see an end to modern-day slavery, a crime that continues today and is present ever here in our city. I respectfully ask that you help make our city a leader in the fight to end slavery.

The first place to start is to ensure that our law enforcement are trained to identify victims of trafficking. Once victims of trafficking have been identified, we need a system in place that ensures the safety and rehabilitation of victims. Our law enforcement should be equipped to conduct proactive, victim-centered trafficking investigations and be prepared to help with the prosecution of trafficking crimes.

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Sincerely,

Miranda Rowenhorst
mdrowenhorst@gmail.com

Susan Howl

From: Lynette Biunno on behalf of Edina Mail
Sent: Thursday, January 10, 2013 10:16 AM
Cc: Susan Howl
Subject: FW: 4016 Lynn Avenue



Lynette Biunno, Receptionist

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lbiunno@EdinaMN.gov | www.EdinaMN.gov

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From: Karen Heine [<mailto:kheine@straticom.us>]
Sent: Thursday, January 10, 2013 10:11 AM
To: Cary Teague; Edina Mail; Edina Mail
Subject: 4016 Lynn Avenue

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Five years ago we got signatures from neighbors and had to go before the planning committee in order to put on a 6x10 foot entryway. Now, Dave Alan can come in and make major changes to 4018 Lynn Avenue and we don't have a say. Why was the city so concerned about all of the houses being in row and having equal setbacks, but doesn't care if houses are way out of scale on height and the backyard setbacks? The setback changes that have been made are not enough for 50 foot lots. We are in our yard a lot and have invested a lot in gardens and patios. Soon, that will become a waste of money because the gardens will be shaded and we won't have privacy. We will need to invest over \$5,000 for trees on the south side of our backyard, and that will only give us a fraction of the privacy we currently have.

Dave Alan has not built a single house in Morningside that does not look out of place with the surrounding houses. They are not to scale and tower over the houses on either side. The Edina City Council and the Edina Planning Commission are allowing an outside builder to build a house that ruins the enjoyment and privacy of our house, and increases our property taxes. We are thoroughly disappointed with the leadership in Edina.

-Karen Heine and Paul Nicholas

Susan Howl

Subject: FW: resident caller

A resident by the name of Ann O'Connor who lives at 7200 York Ave. S. called in response to your Phone Town hall last nite.

She did not want to leave a vm or call your office line but wanted to relay a couple of things to you.

She enjoyed the call for the most part but had to jump off after 35 minutes, other things to do.

She wanted to say it was informative and interesting and that she really appreciates having Centennial Lakes Park at her doorstep! She feels the park is an "oasis within the city."



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389

lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

Susan Howl

From: Jennifer Bennerotte
Sent: Monday, January 14, 2013 7:48 PM
To: ED Everyone; Ann Swenson; Jim Hovland; Joni Bennett; Josh Sprague; Mary Brindle (Comcast)
Subject: December 2012 Website Report

Good evening!

We use Google Analytics to monitor activity on our website. Activity on the City of Edina website reflected the following activity during the month of December 2012:

Total visits: 50,042
Number of unique visitors: 35,374
Average time of each visit: 2 minutes, 18 seconds
Total page views: 134,030

Nearly 61 percent of visitors came just one time. 39 percent visited more often.

Besides the home page, the most visited page was the Edinborough Park home page with 11,104 page views. Other top pages included the following (with number of page views):

Centennial Lakes Park Ice Skating – 7,290
Centennial Lakes Park – 6,997
Edinborough Park General Info – 5,590
Edinborough Park Adventure Peak – 5,387
Edinborough Park Virtual Tour – 2,125
Braemar Arena – 2,062
Edina Art Center – 1,979
Edina Liquor – 1,943
Braemar Golf Courses – 1,791

The most frequently accessed PDF among visitors was the Oct. 17, 2010 Crime Activity Report. Other frequently downloaded files included the following:

Recycling Calendar
Recycling Brochure
Application for Appointment
Planning Commission Variance
Edinborough Park *Park Press*
Southwest "Name Your Neighborhood" Map
Centennial Lakes Park Calendar
Comprehensive Plan Chapter 6
Community Street Map

The most popular blog category was City Manager Scott Neal's blog, followed by Police Chief Jeff Long's blog and the Parks & Recreation blog. The most popular blog posts were "Detective Lutz: 40 Years as an Edina Police Officer," "Another Story About Teardowns in Edina" and "Is it Ice Yet?"

The most searched for words or phrases were "recycling," "ice skating," "zoning map," "skating," "ice rinks," "jobs," "employment," "wedding" "ice rinks" and "police."

Speak Up, Edina

Activity on the "Speak Up, Edina" website reflected the following activity during the month of December 2012:

Total visits: 514
Number of unique visitors: 403
Average time of each visit: 3 minutes, 28 seconds
Total page views: 2,360

More than 64 percent of visitors came just one time. Nearly 36 percent visited more often. Almost all activity on the site was centered around the Name Your Neighborhood project.

Ecommerce

Besides the building permits sold through LOGIS applications, ecommerce on our site totaled more than \$16,316 in December. Top sales were Art Center program registrations, \$6,226; Adventure Peak birthday parties, \$3,490; Adventure Peak 10-punch passes, \$1,716; and dog licenses, \$1,581.

Webstreaming

We have been streaming video on our website through Granicus for several years. In December, there were 555 views through Granicus. The most requested videos on Granicus in December were the Dec. 4 City Council meeting, 112; Dec. 18 City Council meeting, 75; Dec. 11 City Council meeting, 70; Dec. 12 Planning Commission meeting, 37; December episode of "Beyond the Badge," 23; Nov. 20 City Council meeting, 19; Nov. 28 Planning Commission meeting, 13; early December episode of "Agenda: Edina," 12; Oct. 10 Planning Commission meeting, 12; and November Human Rights & Relations Commission, 11.

We have been streaming all programming on YouTube since January 2011. In December, there were 2,501 views on the City's YouTube channel. The most requested videos on YouTube in December were the residential sprinklers public service announcement, 175 views; late December "Agenda: Edina" segment on John Keprios, 119; Braemar Golf Dome commercials, 117; 2012 Edina Tree-Lighting Ceremony, 115; early December "Agenda: Edina" segment on Starbucks, 94; Oct. 25, 2012 Rotary Club of Edina meeting, 86; Braemar Golf Dome Commercial No. 1, 77; early December episode of "Agenda: Edina," 58; and December episode of "Beyond the Badge."

Please continue to review our new website and think about ways to improve it. If you have suggestions or questions, please contact me. If you have things that need to be fixed, please write to helpdesk@EdinaMN.gov.



Jennifer Bennerotte, Communications & Technology Services Director

952-833-9520 | Fax 952-826-0389
JBennerotte@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

To: Ric Dressen, Supr., EPS

Cc: Kaylin Martin; Jeff Long; Karen M. Kurt; Scott Neal; Prof Eric Madfis; Edina Mail; Council Member Joni Bennet; Mary Brindle (Comcast); Council Member Josh Sprague; Council Member Ann Swenson; Sherry Engelman; Aaron White

Subject: Could Rampage Homicidal Violence Occur in Edina Public Schools?

Dear Dr. Dressen:

Having grown up while attending Edina public schools (Cornelia and Creek Valley Elementary schools, Valley View Junior High School, and Edina East Senior High School, and further to my 01-11-13 offer to avail you of a printed-and-bound copy of Professor Eric Madfis' timely and poignant, June 2012 doctoral dissertation, the same being aptly titled, "Averting the Unlikely: Fearing, Assessing, and *Preventing Threats of Rampage Violence in American Public Schools*" [emphasis added] (an introduction to which is featured in, "3Qs: Analyzing, and preventing, school shootings"), and in the earnest hope of piquing your interest herein, please allow me the indulgence of sharing the following passages from Dr. Madfis' dissertation with you (excerpted and quoted out of context in contemplation of the rhetorical question captioned in the subject heading above):

[T]he shootings of the late 90's changed the problem awareness of school violence in such a manner that even predominantly white suburban and rural communities were no longer able to disassociate from the potential threat posed by cases of extreme violence. Further, as an apparent widespread phenomenon, these types of communities no longer perceived school violence as an unfortunate problem unique to distant urban areas.

In addition to the expansion of the school violence problem into communities which had previously felt more or less immune to the phenomenon, rampage violence has emerged as a social construct into a broadly universal threat that is possible, and even likely, to plague any school at any time. The reality is that schools are the safest location that exists for American children, school shootings are rare events, and rampage attacks in the infamous model of Columbine High School where multiple victims are killed are even less likely (Borum et al. 2010; Donahue et al., 1998; Muschert 2007). Despite this actual rarity, the risk perception of school rampage has vastly increased since the turn of the 21st century. For example, Principal Anderson stated that, "There used to be a day where people would say, 'Well, that's not going to happen in my town.' And we all know now you can't say that anymore." Likewise, Officer Dudley, a school resource officer who was stationed at a suburban high school, informed me that he "truly believe[s] that [school rampages] could happen anywhere...Don't think it couldn't happen in your town." Cohen (2002: xii) wrote in the 30th anniversary edition of his seminal text, "the slide towards moral panic rhetoric depends less on the sheer volume of cases, than a cognitive shift from 'how could it happen in a place like this?' to 'it could happen anywhere.'" Thus, many school officials continue to exhibit a perspective which almost perfectly exemplifies the reaction of a moral panic.

Such a perspective also reflects what Tversky and Kahneman (1986: 49) refer to as the "anchoring" heuristic whereby people identify harm and estimate likelihoods by basing their knowledge on a particular starting point that may not reflect reality. As the media disproportionately focuses on particularly sensational and violent events such as school shootings, these types of occurrences are misperceived to be more commonplace. Certainly rare but devastating events must be taken seriously (as Posner 2004 points out), but it is not necessarily a given that high potential costs (even the lives of innocent youth) automatically supersede low probabilities.⁴ **Given the current news/entertainment environment in which media conglomerates capitalize on the most rare and sensational events in order to instill fear and maintain viewership (Kappeler & Potter, 2005), however, the perception that a series of school rampage shootings at the turn**

of the 21st Century constituted a full-fledged crime wave became rather commonplace. [Emphasis added.]

The above quotations and the many more similar comments that school administrators revealed to me[,] echo what Best (1999) critiques as the problematic construct of patternless and pointless “random violence.” **The pervasive misperception that school rampages are random acts of violence not only distorts the level of risk and increases fear such that they seem more likely to occur than in reality, but it also encourages people to think that there are no recognizable patterns in terms of who the victims and offenders of this crime are, nor that any real identifiable causes exist.** [Emphasis added.] As Best (1999) points out, crime is not patternless, as victimization and offending patterns vary substantially by gender, race, class, and age. The trope of randomness perpetuates the misleading notion that violence is equally likely to happen to anyone and similarly that anyone can equally become a perpetrator. Secondly, the idea of random violence inaccurately depicts crime as pointless, though even the most seemingly irrational misdeeds typically have a purpose in the mind of the offender.

It is true that suburban and rural schools that were not used to having to deal with much violence of any kind did have to contend with a particularly terrifying threat specific to their types of communities that was occurring with greater frequency at the end of the 20th century (Fox, Levin & Quinet 2008). However, it is vital to recall the frequently overlooked facts that these events are still unevenly distributed across suburban and rural schools (Kimmel & Mahler 2004; Kimmel 2008) and that they do tend to occur in the context of particular social circumstances (Levin & Madfis 2009; Newman et al. 2004).

School rampage shootings occur almost exclusively in less populated **homogeneous communities in ideologically conservative districts** (Kimmel & Mahler 2004; Newman et al. 2004). This fact has led various scholars to locate the cause of these events in a pervasive gun culture (Glassner 2009; Haider-Markel & Joslyn 2001; Lawrence & Birkland 2004; Webber 2003) and the **stultifying closeness and pressure to conform** in small towns (Newman et al. 2004; Madfis & Levin 2012). Rampage shootings also tend to occur more often than not when particular social circumstances arise, such as **when the school staff and student body are intolerant of differences** (especially regarding gender nonconformity) and **when bullying is not addressed or taken seriously** by teachers or administrators (Kimmel & Mahler 2004; Levin & Madfis 2009; Newman et al. 2004; Madfis & Levin 2012; Vossekul et al. 2002). [Emphasis added.]

Finally, while school rampage perpetrators lack a single unifying profile (Vossekul et al. 2002), they do tend to share various troubling life experiences (Levin & Madfis 2009; Madfis & Levin 2012) and are often **motivated by the desire to attain vengeance and lasting recognition via a masculine display of power-asserting violence** [emphasis added] (Larkin 2009; Larkin 2010; Levin & Madfis 2009; Kalish & Kimmel 2010; Kimmel & Mahler 2004; Klein 2006b; Neroni 2000; Tonso 2009), while females have been heavily disproportionately represented among the victims (Klein 2005; Klein 2006a). Despite these fairly clear and consistent patterns, the way that many school administrators, taking their cue from members of the media, utilize the random trope (i.e. the notion that school rampages are happening everywhere at any time in a pointless and patternless random fashion) distorts the meaning and magnitude of the threat, in the same manner that depicting violence more generally as random distracts people from its genuine causes and consequences. Best (1999) argued specifically that the problematic rhetoric of randomness is useful for mobilizing social concern while eliminating the need to explain crime patterns and causes. **As a result of the fact that school and police authorities mistake school rampage as random meaningless patternless violence, we can understand their use of a risk control approach that stresses assessment, target hardening, and preventative deterrence rather than solutions to alleviate underlying problems and tensions.** [Emphasis added.]

⁴ For example, one might argue that while bullying may not typically be fatal, it affects the lives of a far larger segment of American school children than school rampage. **Therefore, if one were to employ Bentham's (1789/1970) utilitarian principal concerning the greatest good for the greatest number of people, school programming and policy should be directed away from concerns about school rampage and towards bullying prevention.** [Emphasis added.]

[Editorial Note: To put this footnote in perspective, however, so that a properly balanced and weighted approach can be taken toward developing any individual community's school violence prevention policies and procedures, one must have the benefit of the entire set of findings and background material found in Dr. Madfis' dissertation (or gleaned from other similarly state-of-the-art, peer-reviewed, authoritative sources). This knowledge foundation is necessary to inform an intimate but empirical understanding of both the pervasiveness and the gravity of the prevalent social mores, values and attitudes in the community in question, and how its members both commit to and act upon same; particularly with regard to the relative profundity with which they are both communicated and enforced.

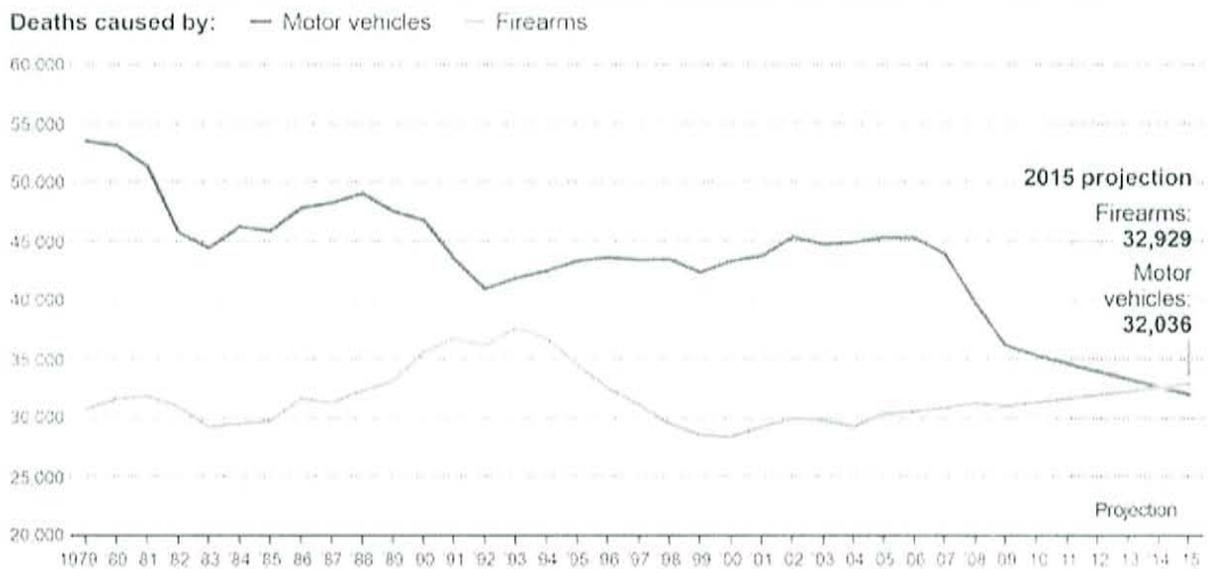
Moreover, it is likewise imperative that educational administrators understand the social, political and economic structures and processes that both give rise to, and perpetuate, the social-psychological inertia of these social interaction "road signs" (if you will). Furthermore, to be both efficacious and well-guided, policy developers must also have a firm etiological grasp on the "**complex nexus of causes** [of rampage violence], at the individual, community and sociocultural levels". This also implies an empirically-based understanding (guided by both the authoritative scientific literature and the extant cutting-edge research methods) of **any given community's unique matrix of mass-gun-violence threat and risk probabilities.**

Therefore, regardless of the politics, and **despite the fact that incidents of mass gun violence are not increasing** as it is commonly misperceived, if only for the public relations aspect (if not for the municipal liability aspect) given the advent of the pervasive Homeland Security initiative following 9/11, **every community in America should formulate a policy response and an action plan designed to coordinate the reasonable utilization of available community resources (under the circumstances) toward mitigating the risk of mass gun violence.**

The need for such policy and program development is compelled by the fact that simply because mass gun violence is not increasing, that doesn't mean that shootings as a whole are remaining status quo as well (witness the recent international coverage of, "Taft High School

Gun-Related Deaths in U.S. Set to Pass Auto Fatalities

The number of people killed by firearms in the U.S. is projected to exceed traffic fatalities for the first time by 2015.



Notes: Projected data from 2011 to 2015 based on 10 year average growth rate or decline. Firearm fatalities include homicides, suicides and accidents.

Source: Centers for Disease Control and Prevention data compiled by Bloomberg

Graphic: Alex Tribou
 BGOVgraph@bloomberg.com

Bloomberg
 GOVERNMENT

Shooting In Kern, CA Comes Less Than A Month After Sandy Hook Tragedy In Newtown, CT". Based on data compiled by Bloomberg, the news organization concludes:

"Guns and cars have long been among the leading causes of non-medical deaths in the U.S. **By 2015, firearm fatalities will probably exceed traffic fatalities for the first time.**" "Shooting deaths in 2015 will probably rise to almost 33,000, and those related to autos will decline to about 32,000, based on the 10-year average trend." [Emphasis added.]

Of course, irrespective of their relative safety, schools^{*} and other institutions that serve a relatively dependent, defenseless, or otherwise vulnerable population (e.g., mental health facilities, nursing/convalescent homes (e.g., Sunrise of Edina), and hospitals (e.g., Fairview Southdale), etc.), deserve top priority.

Notwithstanding such special attention having been piqued as of late, even a casual awareness of the problem reveals that no organizational site is immune from such an attack; whether it be a commercial enterprise (e.g., historically speaking, malls like Southdale), a government facility (e.g., City Hall or Hennepin County District Court, Southdale Branch) or an educational institution (e.g., MSU-Mankato satellite campus). (Emphasis added.)/

* "School shootings have declined dramatically in the past few decades [...]. School, statistically speaking, remains the safest place a child will likely ever be, with the lowest chance of being killed. 'When you consider the fact that there are over 50 million schoolchildren in America, the chances are over 1 in 2 million -- not a high probability,' [Prof. James Alan] Fox said. 'And most cases that do occur are in high schools and less so in middle schools -- and hardly ever in elementary schools.'"

Please know that our sole motivation in sharing these dissertation findings is to impart state-of-the-art knowledge to the pertinent processes of public policy development as they endeavor to reconcile Second Amendment rights with the unbearably tragic victimization, the horrific spectacle, and the profoundly stigmatizing national shame of mass schoolyard murder in America.

In the spirit of service to our fellow Edina residents, I remain,

Very truly yours,

Terry Gruzebeck
7350 York Ave. So., Apt. 104
Edina, MN 55435-4724
952-842-9361

Subject: Edina Housing Statistics - December 2012 and Year-End

Good Afternoon Mayor Hovland and Members of the Council -

Attached please find the most recent housing statistics from the Minneapolis Area Association of REALTORS®, for the City of Edina and the Twin Cities metro area. This report describes our market in December 2012, with additional summaries for the entire year. Note that the **December summary also includes Year-to-Date data, which is Year-End data**. Please let me know if you have any questions.

As always, if you are interested in seeing more in-depth statistics and figures for your city or other cities and counties in the metro – please feel free to check out our online statistical reports at www.mplsrealtor.com. **The Thing**, our interactive market analytics tool, is very useful, as it offers many choices of variables for your review. Check it out here: <http://thething.mplsrealtor.com/>

(January 2012) – Decreased supply, strong demand and higher prices are among the encouraging developments in 2012 that make the case for continued recovery in 2013. Consumer purchase demand increased organically, absent any government incentives. As the active supply of homes for sale fell to 10-year lows, absorption rates improved to levels also not seen since 2003. Multi-decade low interest rates and record housing affordability resulted in a 16.9 percent increase in home sales for the 13-county metro.

“We are very encouraged by the recovery. Listing activity slowed, which led to less inventory, and buyers became motivated by low rates, rising rents and more job opportunities,” said Andy Fazendin, President of the Minneapolis Area Association of REALTORS®.

Improvements in the local economy will boost the Twin Cities real estate market in 2013. The outlook is positive: slow but steady job growth, attractive interest rates and an unemployment rate well below the nation’s are all reasons the area continues to outperform.

2012 by the Numbers (Twin Cities 13-County Metro Area)

- **Sellers listed 65,914 new homes** on the market, a modest 4.3% decrease from 2011 and a 10-year low.
- **Buyers purchased 48,641 homes**, up 16.9% from 2011 and the highest figure since 2006 (783 units shy of that year’s peak).
- **Inventory levels dropped 31.8%** from 2011 to 11,875 units, the lowest level in 10 years.
- **Months’ Supply of Inventory dropped 42.2%** to 2.9 months.
- The **Median Sales Price** of closed sales was up, rising 11.9% to \$167,900.
- **Cumulative Days on Market was down 20.6%** to 117 days, on average.
- **Lender-mediated properties** made up a smaller share of overall activity.
- **34.6% of all New Listings were lender-mediated** (either foreclosures or short sales), down from 41.9% in 2011 and 42.6% in 2010.
- **37.3% of all Inventory was lender-mediated**, down from 44.4% in 2011 and 47.4% in 2010.
- **39.7% of all Closed Sales were lender-mediated**, down from 50.0% in 2011 and 47.9% in 2010.

Julia Parenteau
Public Affairs Director
Minneapolis Area Association of REALTORS®
p. (952) 988-3124
e. juliap@mplsrealtor.com

Twin Cities Sector Dashboard – 2012 Annual



	Property Type						Sale Type					
	Single-Family			Condo-Townhouse			Traditional			Distressed		
	2011	2012	+/-	2011	2012	+/-	2011	2012	+/-	2011	2012	+/-
New Listings	52,279	51,329	- 1.8%	15,762	13,763	- 12.7%	40,029	43,082	+ 7.6%	28,857	22,832	- 20.9%
Pending Sales	31,440	37,636	+ 19.7%	10,059	11,320	+ 12.5%	21,158	30,208	+ 42.8%	20,914	19,392	- 7.3%
Closed Sales	31,082	36,920	+ 18.8%	9,965	11,118	+ 11.6%	20,805	29,343	+ 41.0%	20,801	19,323	- 7.1%
Homes for Sale	13,105	9,354	- 28.6%	4,093	2,400	- 41.4%	9,683	7,460	- 23.0%	7,733	4,451	- 42.4%
Median Sales Price	\$167,000	\$184,000	+ 10.2%	\$114,900	\$125,000	+ 8.8%	\$200,000	\$208,800	+ 4.4%	\$115,000	\$120,100	+ 4.4%
Days on Market	142	114	- 20.2%	164	129	- 21.3%	141	108	- 23.4%	153	129	- 15.5%
Pct. of Orig. List Price Rec'd at Sale	91.1%	94.1%	+ 3.3%	89.2%	93.4%	+ 4.8%	92.1%	94.8%	+ 2.9%	89.1%	92.7%	+ 4.1%
Months Supply of Inventory	5.0	3.0	- 40.4%	4.9	2.5	- 47.9%	5.5	3.0	- 46.0%	4.4	2.8	- 37.9%
Market Share (New Listings)	75.9%	77.9%	+ 2.6%	22.9%	20.9%	- 8.7%	58.1%	65.4%	+ 12.5%	41.9%	34.6%	- 17.3%
Market Share (Inventory)	75.2%	78.5%	+ 4.4%	23.5%	20.1%	- 14.3%	55.6%	62.6%	+ 12.6%	44.4%	37.4%	- 15.8%
Market Share (Closed Sales)	74.7%	75.9%	+ 1.6%	24.0%	22.8%	- 4.6%	50.0%	60.3%	+ 20.6%	50.0%	39.7%	- 20.6%

	Construction Status						Core Cities			Entire Region		
	Previously-Owned			New Construction			Minneapolis & St. Paul			Twin Cities Metro		
	2011	2012	+/-	2011	2012	+/-	2011	2012	+/-	2011	2012	+/-
New Listings	63,547	59,986	- 5.6%	5,309	5,904	+ 11.2%	12,627	11,779	- 6.7%	68,886	65,914	- 4.3%
Pending Sales	39,071	45,648	+ 16.8%	2,500	3,420	+ 33.6%	7,481	8,872	+ 18.6%	42,072	49,600	+ 17.9%
Closed Sales	38,643	44,999	+ 16.4%	2,521	3,134	+ 24.3%	7,423	8,710	+ 17.3%	41,606	48,666	+ 17.0%
Homes for Sale	15,839	10,435	- 34.1%	1,574	1,472	- 6.5%	2,987	1,910	- 36.1%	17,416	11,911	- 31.6%
Median Sales Price	\$145,000	\$162,000	+ 11.7%	\$280,000	\$305,500	+ 9.1%	\$123,000	\$145,000	+ 17.9%	\$150,000	\$167,900	+ 11.9%
Days on Market	147	117	- 20.4%	197	145	- 26.5%	138	113	- 18.6%	147	117	- 20.7%
Pct. of Orig. List Price Rec'd at Sale	90.3%	93.7%	+ 3.8%	95.9%	98.6%	+ 2.7%	90.0%	93.6%	+ 4.0%	90.6%	94.0%	+ 3.7%
Months Supply of Inventory	4.9	2.7	- 43.6%	7.4	5.2	- 30.0%	4.8	2.6	- 46.1%	5.0	2.9	- 42.0%
Market Share (New Listings)	92.2%	91.0%	- 1.3%	7.7%	9.0%	+ 16.2%	18.3%	17.9%	- 2.5%	--	--	--
Market Share (Inventory)	90.9%	87.6%	- 3.7%	9.0%	12.4%	+ 36.7%	17.2%	16.0%	- 6.5%	--	--	--
Market Share (Closed Sales)	92.9%	92.5%	- 0.4%	6.1%	6.4%	+ 6.3%	17.8%	17.9%	+ 0.3%	--	--	--

Note: All data from November 2012. Some numbers include but not account for.

Local Market Update – December 2012

NEW LISTINGS PROVIDED BY THE MINNEAPOLIS AREA ASSOCIATION OF REALTORS®



MINNEAPOLIS AREA ASSOCIATION
of REALTORS®

Twin Cities Region

- 15.5%

Change in
New Listings

+ 0.7%

Change in
Closed Sales

+ 16.0%

Change in
Median Sales Price

	December			Year to Date		
	2011	2012	+ / -	2011	2012	+ / -
New Listings	3,377	2,853	-15.5%	68,886	65,914	-4.3%
Closed Sales	3,367	3,391	+ 0.7%	41,606	48,641	+ 16.9%
Median Sales Price*	\$145,000	\$168,202	+ 16.0%	\$150,000	\$167,900	+ 11.9%
Average Sales Price*	\$185,102	\$219,132	+ 18.4%	\$193,341	\$210,787	+ 9.0%
Price Per Square Foot*	\$90	\$103	+ 14.4%	\$93	\$101	+ 8.1%
Percent of Original List Price Received*	90.6%	93.8%	+ 3.5%	90.6%	94.0%	+ 3.8%
Days on Market Until Sale	141	108	-23.4%	147	117	-20.4%
Inventory of Homes for Sale	17,416	11,875	-31.8%	--	--	--
Months Supply of Inventory	5.0	2.9	-42.0%	--	--	--

December

2011 ■ 2012

3,377

2,853

3,367

3,391

-15.5%
New Listings

+ 0.7%
Closed Sales

Year to Date

2011 ■ 2012

68,886

65,914

41,606

48,641

-4.3%
New Listings

+ 16.9%
Closed Sales

Change in Median Sales Price from Prior Year (6-Month Average)**

Twin Cities Region

Twin Cities Region



Local Market Update – December 2012

A RESEARCH TOOL PROVIDED BY THE MINNEAPOLIS AREA ASSOCIATION OF REALTORS®



MINNEAPOLIS AREA ASSOCIATION
OF REALTORS®

Edina

+ 14.6%

Change in
New Listings

- 7.6%

Change in
Closed Sales

+ 16.7%

Change in
Median Sales Price

December

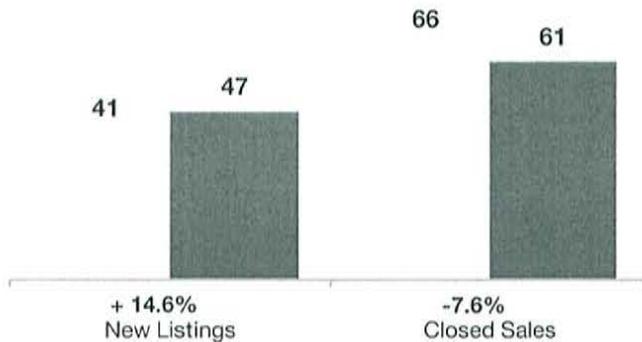
Year to Date

	2011	2012	+ / -	2011	2012	+ / -
New Listings	41	47	+ 14.6%	1,256	1,280	+ 1.9%
Closed Sales	66	61	-7.6%	699	952	+ 36.2%
Median Sales Price*	\$299,950	\$350,000	+ 16.7%	\$339,000	\$343,875	+ 1.4%
Average Sales Price*	\$423,350	\$502,467	+ 18.7%	\$437,087	\$431,962	-1.2%
Price Per Square Foot*	\$153	\$168	+ 9.8%	\$159	\$159	+ 0.1%
Percent of Original List Price Received*	89.2%	93.3%	+ 4.6%	90.4%	92.7%	+ 2.5%
Days on Market Until Sale	113	113	0.0%	147	135	-8.2%
Inventory of Homes for Sale	356	210	-41.0%	--	--	--
Months Supply of Inventory	6.1	2.6	-57.4%	--	--	--

*BASED ON 6 MONTHS OF SALES DATA. **BASED ON 6 MONTHS OF SALES DATA. ***BASED ON 6 MONTHS OF SALES DATA.

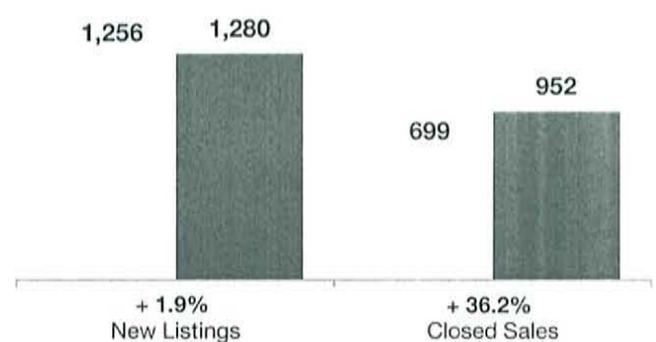
December

2011 ■ 2012



Year to Date

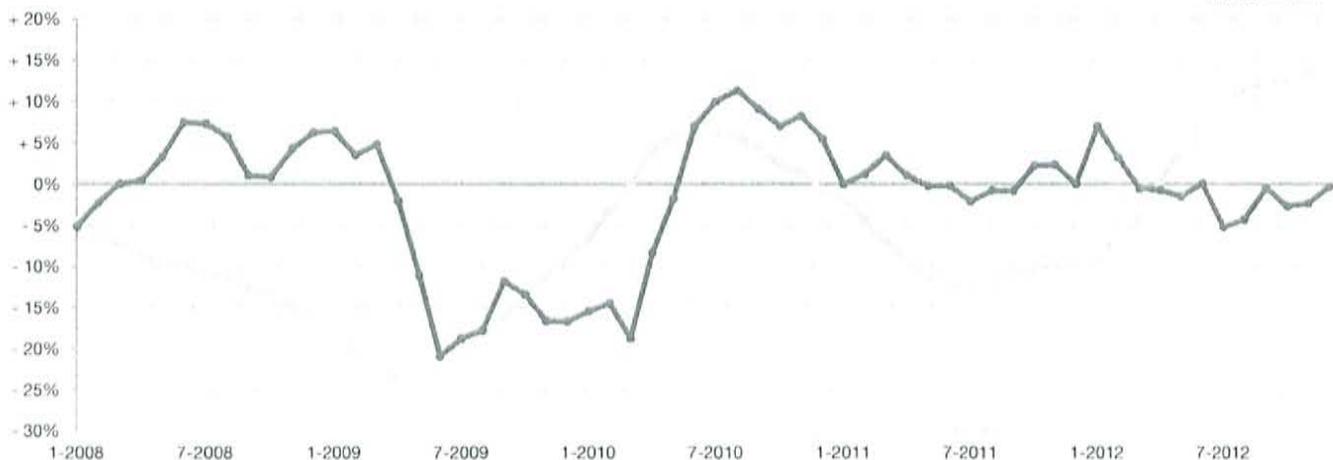
2011 ■ 2012



Change in Median Sales Price from Prior Year (6-Month Average)**

Twin Cities Region

Edina



**Based on reported change in median sales price from the prior year using six-months of sales data. The median price is not the price you would expect to pay for a property. It is the price that would be paid for a property if it were sold during that period. | Updated as of January 16, 2013. All data from HUD's MLS. | Powered by the Research and Marketing | Sponsored by Purple Credit Union