

V. A.

City Of Edina

**Mid-Decade
Analysis of Housing
And Population**

**Dick Carlstrom
Consulting Geographer**

November, 2014

Table Of Contents

Introduction	1
Key Findings	1
Methodology	2
Analysis by Quadrant Areas and Census Block Groups	2
Housing Stock	5
Value and Age Of Single Family Housing	6
The Role of Housing Age	10
Households with Births	10
Annual Death Statistics	16
Households with School Age Children	16
Households Age 55+	26
Sales of Single Family Homes	37
Sales of Single Family Homes and Change in Population of School Age Children	43
Construction of New Single Family Homes	45

Mid-Decade Analysis of Housing and Population

Introduction

This report details the findings of a study of the housing stock and population of the City of Edina with emphasis upon the geographic and demographic patterns within the city and the dynamic forces of home sales and new home construction.

The specific objective of this study is to seek answers to the following questions:

- What are the significant differences in the demographic characteristics of Edina's neighborhoods?
- What are the patterns in the city of age and value of single family homes?
- What role does age and value of single family homes play with respect to distribution and density of births, families with school age children and age 55+ households?
- What is the distribution and density of births throughout the city?
- What is the per-unit yield of school age children in the single-family housing in the district?
- What is the density and distribution of the age 55+ households in the city?
- What is the current level of homes sales within the district?
- What is the impact of homes sales on the number of families with school-age children in the city?
- What are the patterns of new home construction in the city?
- Does new home construction increase the number of households with school age children?

Key findings

- Households with School Age Children:** Households with school age children occupy 30% of the single family homes in the city.
- Households Age 55+:** Fifty percent of the single family homes in the city have households with residents age 55+
- Births:** The Minnesota Department of Health reports that in the year 2013 there were 486 births in the city.
- Deaths:** The Minnesota Department of Health reports that 458 city residents died in 2013.
- Housing Stock:** The city contains a wide variety of housing types including 12,539 single family homes, 3,856 condominium units, and 5,080 apartments.
- Age of Single Family Homes:** Sixty percent of the single family homes in the city were built prior to 1960, eleven percent have been built since the year 1980.
- Residential Pattern of Households with School Age Children:** Eighty-eight percent of the school age children in the city live in single family homes. Eight percent reside in multi-family units.

- **Yields of School Age Children in Single Family Homes:** The single family homes in the city yield 0.53 children of school age per unit. This is considerably higher than other first ring suburban communities.
- **Residential Pattern of Households Age 55+:** The highest concentrations of older single family households are located in the younger neighborhoods in the western areas of the city.
- **Home Sales:** Between January 1, 2011 and June 30, 2014, 1,948 single family homes were sold. This is 16% of all the single family units in the city.
- **Yield of School Age Children in Homes Sold:** The postsale yield of school age children in the homes sold was 0.58 students per home. This is higher than the city-wide presale yield of 0.53 students per home indicating that sales of single family homes in the city result in an increase in the number of school age children.
- **New Home Construction:** During the period between January 1, 2012 and June 30, 2014, 267 permits were issued for construction of new single family homes.
- **Geography of New Home Construction:** The highest concentrations of the new homes are in the Northeast quadrant of the city.

Methodology

Demographic and geographic data were obtained from the Edina, Hopkins, and Richfield school districts, Minnesota Department of Health, Hennepin County geographic Information System, Edina City Assessor, Edina City Building Department, and Excensus LLC. From these data sources, characteristics of housing units, demography and households were extracted and synthesized using geographic information system (GIS) technology. This GIS software is used to overlay housing and residential characteristics onto a digital geographic model of the city. From this, statistics can then be developed regarding housing type, and the distribution and density of demographic groups.

This report contains considerable data and analysis regarding households with school age children. The data source used in this work was addresses of K-12 students enrolled in the public school districts located in whole or part within the city. The Edina, Hopkins and Richfield district shared this address data with the city. Strict precautions were followed so as to assure privacy for this data. This data is obviously not complete as it does not include students enrolled in private schools. However from a demographic perspective it is representative of the broader school age population of the city.

The analysis of births and school age children will use a variety of approaches one of which will be the use of the concept of yield. Yield is determined by a simple calculation in which the number of births or children is divided into the number of single family homes in order to determine the number of births or children per single family unit.

Analysis by quadrant areas and census block groups

The analysis of housing and demographic data was done using two methods. "Big Picture" analysis was achieved by dividing the city into four unequal quadrants using the dividing lines provided by Highways 62 and 100. Map A shows these four quadrant areas. More detailed study was conducted using Census Block Groups (CBG) developed for the 2010 United States Census. Map B pictures these geographies. Many of the demographic statistics in this study have been aggregated to the CBG units, For this research each CBG was named. Names were chosen so as to, as much as possible, adhere to the existing city neighborhood designations.

Legend

NAME

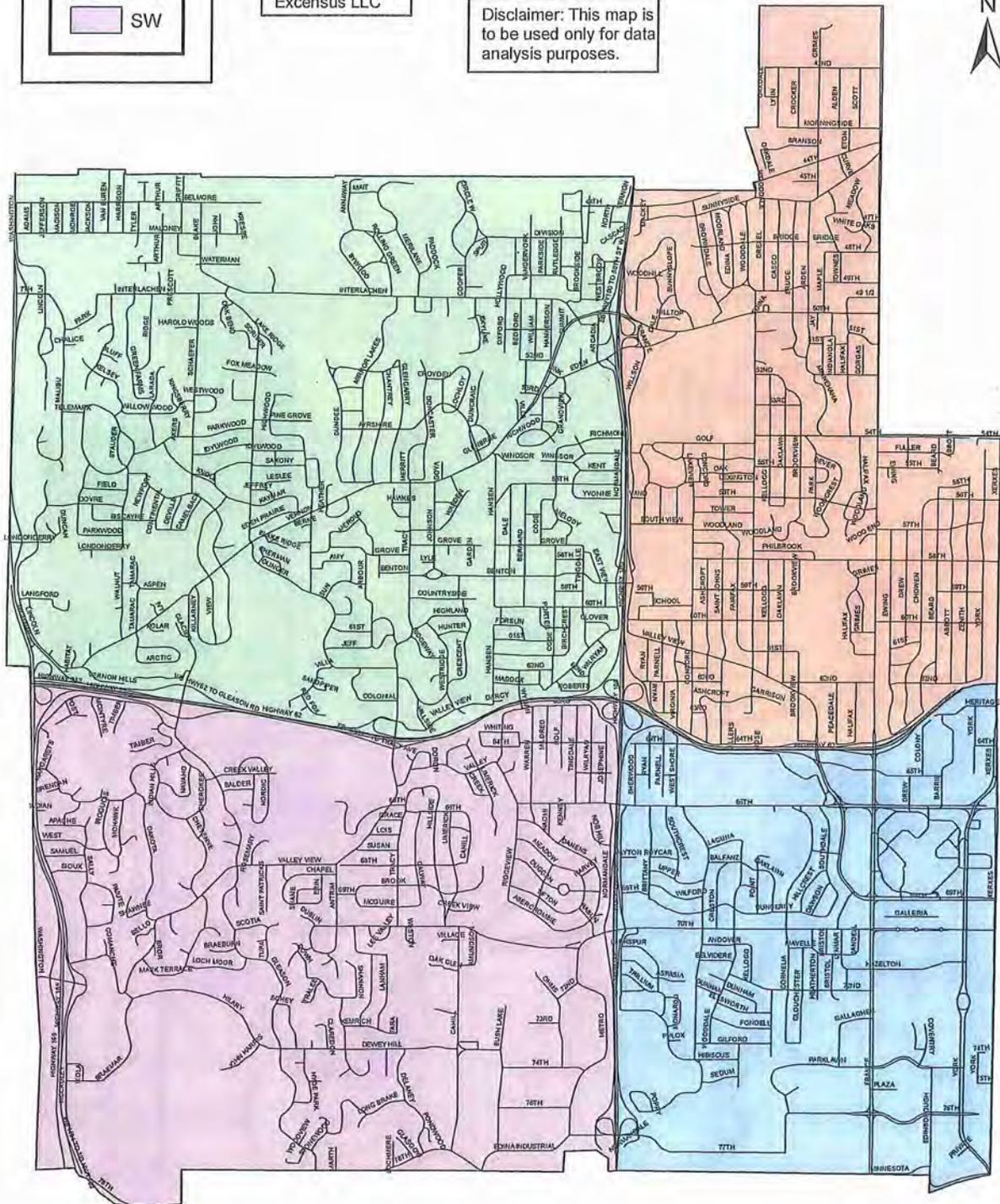
- NE
- NW
- SE
- SW

Map A

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Study Areas City of Edina September 2014

Disclaimer: This map is to be used only for data analysis purposes.



Legend

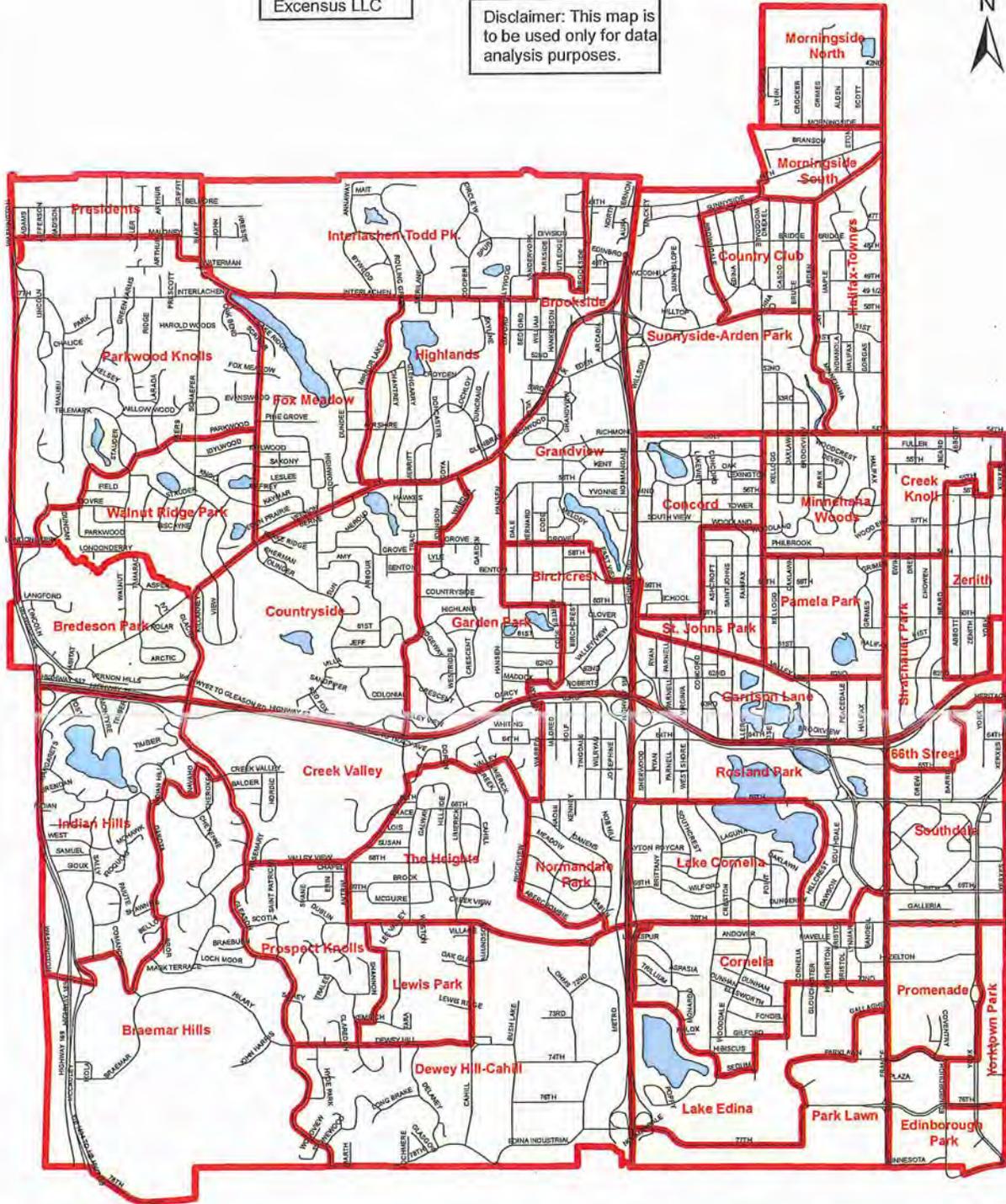
 Block Groups

Map B

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

**Census Block Groups,
City of Edina
September 2014**

Disclaimer: This map is to be used only for data analysis purposes.



Housing stock

The City of Edina contains a wide variety of housing types, including 12,539 single-family homes, 604 individually platted townhomes, 3,856 condominiums, 5,080 apartments and over 600 duplex units. Table 1 lists the counts of these housing types by quadrant area.

The Northeast area has the largest number of single-family homes in the district, with 4,613 units, while the Southeast area has the smallest number, with 1,345. The Southeast area has the greatest diversity of these types of housing units, with 1,345 single-family homes, 2,047 condominium units, 3,586 apartments, 195 townhomes and 90 duplex units.

Table 1							
City of Edina							
Unit Counts Of Major Housing Types							
By Study Areas							
April 2014							
Study Area	Single Family Homes	Apartment Units	Townhomes	Duplex Units	Split Duplex	Condominium Units	Cooperative Units
Northeast	4613	163	15	194	16	165	0
Northwest	4061	1041	185	82	173	1065	0
Southeast	1345	3586	195	58	32	2047	332
Southwest	2520	290	209	24	74	579	0
TOTAL	12539	5080	604	358	295	3856	332
Sources Of Data							
Hennepin County Geographic Information System							
Edina City Assessor							

Value and age of single-family housing

Table 2 details the median value and era built of the single-family homes in the 4 quadrant areas. The lowest median value (\$407,400) is in the Southeast area. The Southwest area has the highest median value, with \$462,300.

Prior to 1950, the largest number of homes built in the district were in the Northeast area (2,128 units). During the decade of the 1950s, the highest level of new home construction was also in the Northeast area, with 1,810 new homes, but during that time the Northwest area saw 1,695 units built, and construction increased dramatically in the Southeast and Southwest areas with 669 and 578 units built respectively. Since the year 1980 the Northwest area had the largest amount of new home construction with 591 units built.

Table 2												
City of Edina												
Median Value Of Single Family Homes and Era Built												
By Study Area												
April 2014												
Study Area	Single Family Homes	Median Value Of Single Family Homes	Homes Built Pre 1950		Homes Built 1950-59		Homes Built 1960-79		Homes Built Post 1980		Percent Built Pre 1950	Percent Built Post 1980
			Count	Percent	Count	Percent	Count	Percent	Count	Percent		
Northeast	4613	\$434,100	2128	46%	1810	39%	343	7%	331	7%		
Northwest	4061	\$435,100	488	12%	1695	42%	1287	32%	591	15%		
Southeast	1345	\$407,400	29	2%	669	50%	599	45%	48	4%		
Southwest	2520	\$462,300	68	3%	578	23%	1512	60%	363	14%		
TOTALS	12,539		2713	22%	4752	38%	3741	30%	1333	11%		
Sources Of Data												
Hennepin County Geographic Information System												
Edina City Assessor												

Table 3 details the median age and median value for single family homes for each of the census block groups (CBG) in the city. Dewey Hill-Cahill (34 years), Parkwood Knolls (36 years), and Lewis Park (41 years) are the youngest CBG areas in the city while Country Club (84 years), Morningside South (79 years), and Sunnyside-Arden Park (74 years) are the oldest. Countryside and Sunnyside-Arden Park have the highest median values whereas the homes in the Southdale, Edinborough Park and Presidents areas have the lowest.

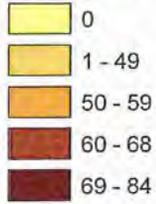
Map C pictures the CBG areas of the city classified by median age of single family home. Analysis of the age of single-family housing clearly shows a northeast-to-southwest pattern of development with large numbers of older (pre-1950) homes in the neighborhoods located to the east of Highway 100 and to the north of 54th Street, and a steady transition in a southwesterly direction to homes built during the 1960s, 70's and 80's.

Map D portrays the CBG areas classified by median values of single family homes.

Table 3			
City of Edina			
Single Family Homes with Age and Median Value			
By Census Block Group			
April 2014			
		Median Age	Median Value
	All Single	In Years	Of All Single-
Census	Family	Of All Single-	Family Detached
Block Group	Homes	Family Detached	Family Detached
		Homes	Homes
66th Street	2	NA	NA
Birchcrest	289	57	\$340,300
Braemar Hills	261	46	\$566,300
Bredeson Park	147	46	\$499,000
Brookside	289	62	\$318,500
Concord	315	64	\$682,000
Cornelia	515	54	\$406,300
Country Club	424	84	\$902,850
Countryside	466	48	\$446,600
Creek Knoll	267	65	\$316,800
Creek Valley	301	47	\$429,200
Dewey Hill-Cahill	203	34	\$683,000
Edinborough Park	15	61	\$193,200
Fox Meadow	284	55	\$573,900
Garden Park	460	56	\$380,900
Garrison Lane	327	59	\$333,300
Grandview	370	61	\$350,000
Halifax-Townes	368	74	\$702,100
Highlands	286	59	\$571,600
Indian Hills	366	45	\$539,300
Interlachen-Todd Par	400	55	\$632,200
Lake Cornelia	387	56	\$449,900
Lake Edina	158	49	\$458,400
Lewis Park	113	41	\$515,950
Minnehaha Woods	424	64	\$644,650
Morningside North	397	68	\$410,600
Morningside South	248	79	\$439,550
Normandale Park	498	58	\$326,960
Pamela Park	333	62	\$310,300
Park Lawn	0	0	\$0
Parkwood Knolls	451	36	\$779,200
Presidents	342	62	\$226,700
Promenade	13	38	NA
Prospect Knolls	310	46	\$517,350
Rosland Park	218	58	\$342,800
Southdale	11	62	\$176,100
St. Johns Park	331	60	\$326,800
Strachauer Park	341	61	\$297,500
Sunnyside-Arden Park	369	74	\$836,500
The Heights	468	51	\$436,650
Walnut Ridge Park	278	46	\$742,150
Yorktown Park	26	63	\$198,900
Zenith	468	63	\$274,100
TOTAL	12,539	57	
Sources Of Data: Edina City Assessor			

Legend

Median Age

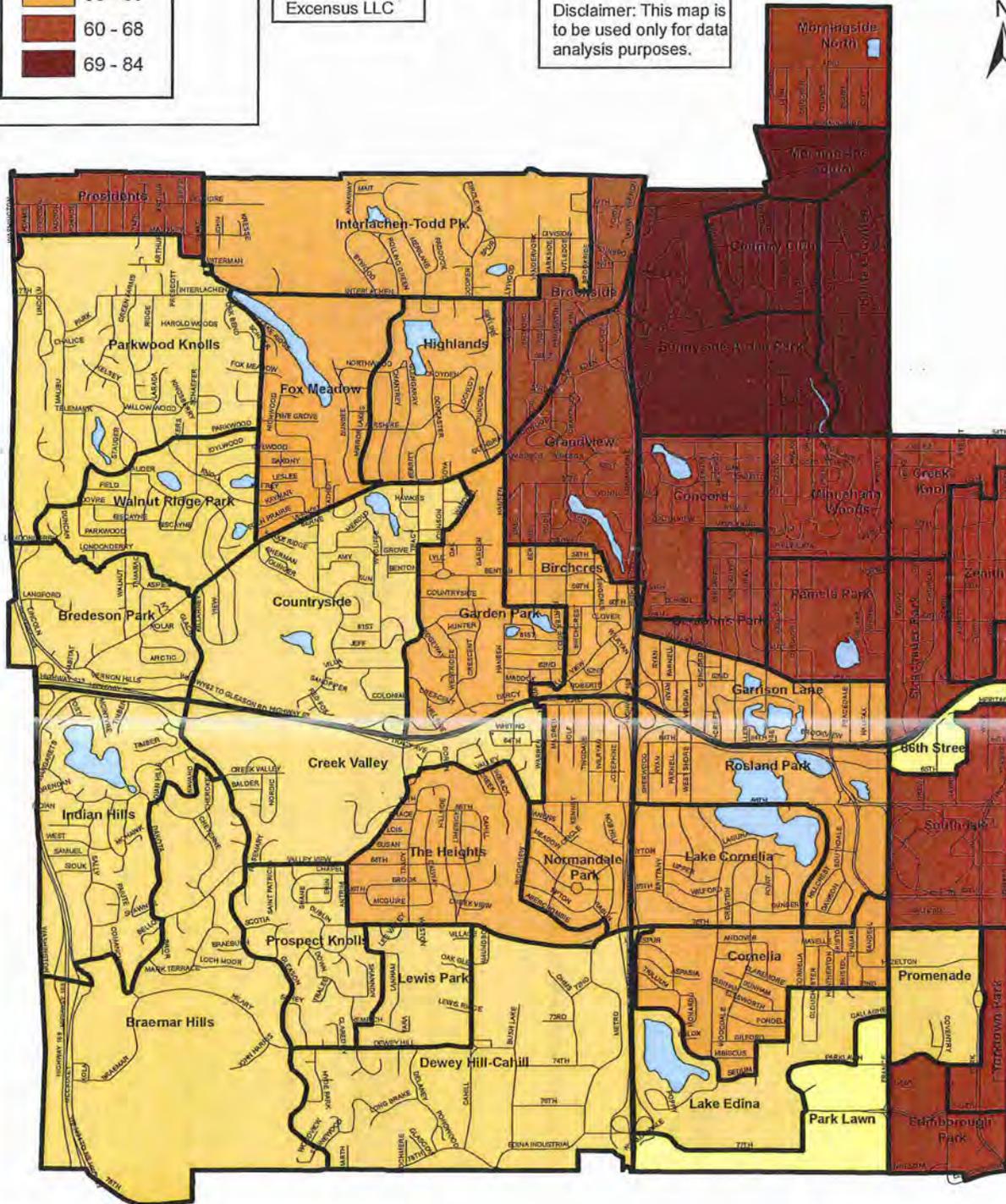


Map C

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

**Median Age in Years
Of Single Family Homes
City of Edina (by Census Block Groups)
September 2014**

Disclaimer: This map is
to be used only for data
analysis purposes.



Legend

Median Value

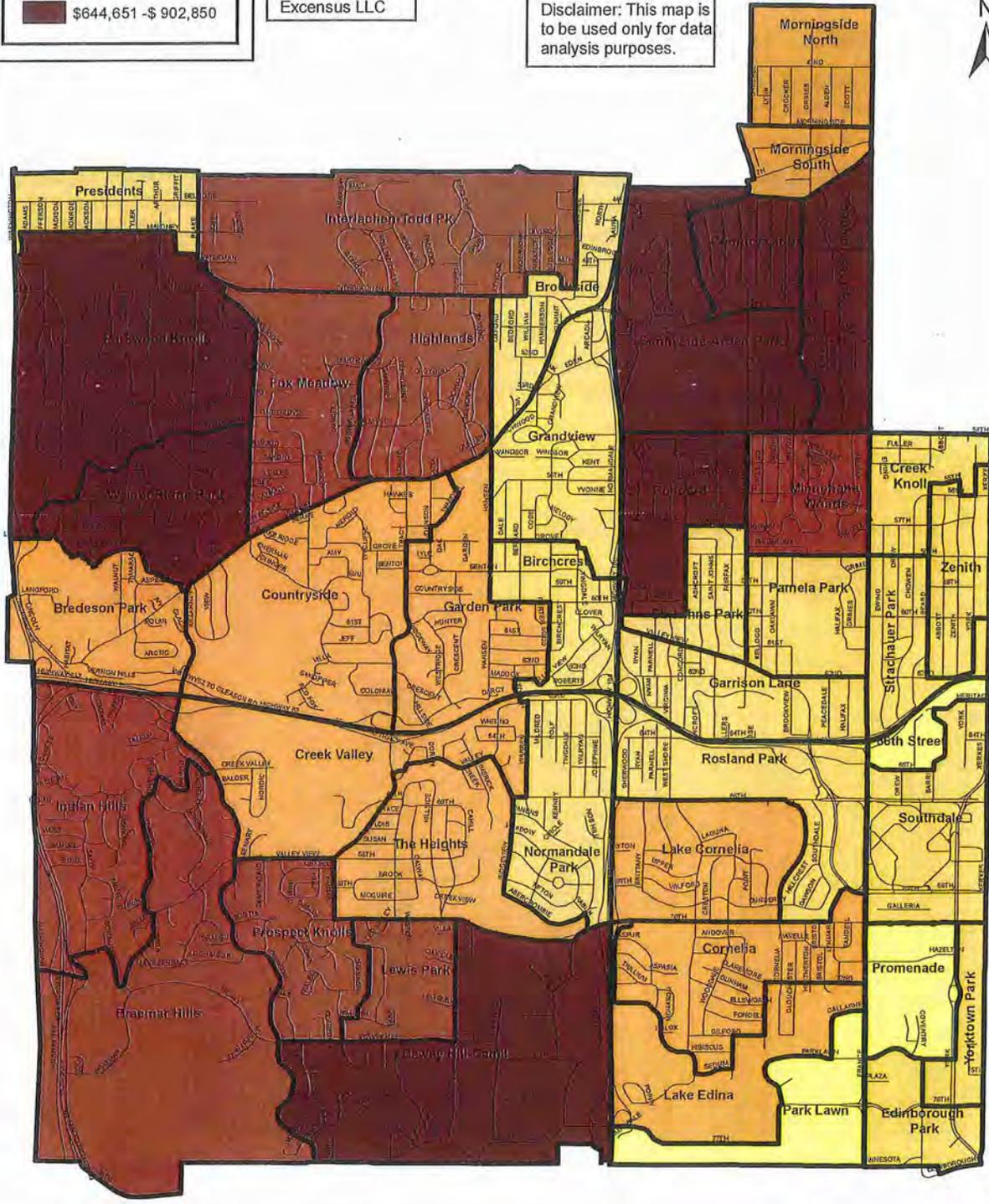
-  NA
-  \$1 - \$350,000
-  \$350,001 - \$499,000
-  \$499,001 - \$644,650
-  \$644,651 - \$902,850

Map D

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Median Values Of Single Family Homes City of Edina (by Census Block Groups) September 2014

Disclaimer: This map is to be used only for data analysis purposes.



The Role of Age of Housing

Previous geographic studies conducted by the author in other first ring suburban communities have found that the age of single family homes is a major factor in determining such demographic characteristics as distribution and density of families with school age children and births, patterns of households with age 55+ residents, and the yields of school age children in single family homes once they are sold. This study will investigate whether or not these past findings hold true in the city of Edina.

Households with Births

Table 4 lists the annual number of births, with comparatives, for the City of Edina for the calendar years 1998-2013. From a count of 484 births in the year 2007 births declined to 413 in 2008 but have steadily increased to an annual count of 486 in 2013.

For the purposes of mapping and geographic analysis of births the Minnesota Department of Health (MDH) provided records of live births occurring in the city from September 1, 2008 to August 31, 2013. Because of administrative factors the counts of births in this mapping and analysis is approximately 10% less than the total seen in Table 4. Nevertheless the results of this mapping work are very helpful in understanding the residential and spatial patterns of the city's births. Tables 5 through 9 are derived from this mapped birth data.

Table 5 details the housing type of live births in the city during the period September 1 2008 to August 31 2013. During that period there were 2028 births in the city of Edina. Seventy percent of the births were in households occupying single family homes, Twenty three percent of the births were in households in multi-family units.

Table 4				
City of Edina				
Resident Live Births by Calendar Year				
With Comparitives				
Years 1998-2013				
April 2014				
			Suburban	
Year	Minnesota	Hennepin County	Hennepin County	City Of Edina
1998	65,207	15,669	9,328	456
1999	65,953	15,968	9,670	454
2000	67,451	16,553	9,908	433
2001	66,617	16,327	9,729	449
2002	68,037	16,112	9,738	429
2003	70,053	15,440	9,941	461
2004	70,617	16,718	10,258	454
2005	70,950	16,348	10,101	442
2006	73,515	16,780	10,223	435
2007	73,675	16,848	10,532	484
2008	72,382	16,566	10,212	413
2009	70,617	16,334	10,017	431
2010	68,407	15,955	9,854	425
2011	68,416	15,943	9,894	458
2012	68,783	16,345	10,294	481
2013	69,183	16,584	10,468	486
Sources Of Data				
Minnesota Department Of Health				

Study Areas	All Live Births		Births In Single-Family Homes		Percent Births Single-Family Homes		Births In Multi-Family*		Percent Births In Multi-Family*		Births In Duplex		Percent Births In Duplex		Births In Split Duplex		Percent Births In Split Duplex		Births In Townhomes		Percent Births In Townhomes		Births In Condominium Units		Percent Births In Condominium Units		
	694	480	653	427	94%	87%	6	43	1%	9%	29	7	4	1	3	1	4	1	0%	1%	1	4	1	3	0%	1%	
Northeast	480	588	427	139	87%	24%	43	374	9%	4	7	3	3	1	3	4	1	1%	0%	4	1	6	3	1%	6	1%	
Southwest	256	256	209	209	82%	82%	39	39	15%	3	3	0	5	0	5	0	2%	0%	2%	5	0	0	0	0%	0	0%	
TOTAL	2028	2028	1428	1428	70%	70%	462	462	23%	43	43	4	11	4	11	1	11	1%	0%	11	11	80	80	4%	80	4%	
*Apartments, Triplex																											
Sources Of Data																											
Minnesota Department Of Health																											
Hennepin County Geographic Information System																											
Edina City Assessor																											

Table 6 breaks down the births during the same 5 year period as above, in single family homes by quadrant area. This shows the yields of births. Yield is a calculation which determines the number of births per single family home. The highest yield of births to single family units was in the northeast area (0.14 births per home). The lowest was in the southwest area (0.08 births per single family unit).

Tables 7 and 8 shows the percentages of homes with births for the same 5 year period by age and value of home. The age range with the highest percentage of homes with births (11 percent) was 1960-79. Homes built since 1980 had the lowest percentage (7 percent). When single family homes are classified by value we find that the percentage of homes with births is very similar among the classes. Three of the four value classes had 9 percent of the homes with at least one birth while the fourth class had 8 percent.

Table 6				
City of Edina				
Yield of Live Births (September 1, 2008 - August 31, 2013)				
In Single Family Homes				
By Study Area				
April 2014				
		Median Value		
	All	Of All Single-		Yield Of
	Single Family	Family Detached	Live Births	Births
Study Area	Homes	Homes	2008-2013	In SF Homes
Northeast	4613	\$434,100	653	0.14
Northwest	4061	\$435,100	427	0.11
Southeast	1345	\$407,400	139	0.10
Southwest	2520	\$462,300	209	0.08
TOTAL	12,539		1428	0.11
Sources Of Data				
Hennepin County Geographic Information System				
Minnesota Dept. Of Health				
Edina City Assessor				

Table 7					
City of Edina					
Single Family Homes with Live Births					
September 1, 2008 - August 31, 2013					
By Era Built					
April 2014					
	Single	Homes		Percent	Homes With Births
	Family	As Percent	Homes With	Homes	As Percent Of All
Era Built	Homes	Of All	Births	With Births	Homes With Births
Pre 1950	2713	22%	243	9%	22%
1950 -1959	4752	38%	372	8%	33%
1960 -1979	3741	30%	411	11%	37%
Post 1980	1333	11%	92	7%	8%
TOTAL	12539	100%	1118	9%	100%
Sources Of Data					
Hennepin County Geographic Information System					
Minnesota Dept. Of Health					
Edina City Assessor					

Table 8					
City of Edina					
Single Family Homes with Live Births					
September 1, 2008 - August 31, 2013					
By Value Class (Estimated Market Value)					
April 2014					
Estimated Market Value	Single Family Homes	Homes As Percent Of All	Homes With Births	Percent Homes With Births	Homes With Births As Percent Of All Homes With Births
\$0 - \$299,999	2063	16%	183	9%	16%
\$300,000 - \$499,999	5541	44%	510	9%	46%
\$500,000 - \$749,999	2801	22%	251	9%	22%
\$750,000 +	2134	17%	174	8%	16%
TOTAL	12539	100%	1118	9%	100%
Sources Of Data					
Hennepin County Geographic Information System					
Minnesota Dept. Of Health					
Edina City Assessor					

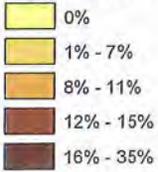
Table 9 shows the percentage, by individual census block groups, of single family homes with at least one birth during the September 2008 to August 2013 period. The data is arranged by median age of the single family unit. Those block groups with a median age younger than 51 years all have percentages in the single digits. The block groups with the highest percentages are Pamela Park (15%), Zenith (14%), Strachauer Park and Brookside both with 13%.

Map E pictures the data detailed in Table 9. There is a clear pattern of higher percentages of single family units with births in the neighborhoods of the northeast with lower percentages in the southwest. The age of single family homes appears to be a major factor in this demographic pattern.

Table 9					
City of Edina					
Percentage of Single Family Homes with At Least One Birth					
September 1, 2008 - August 30 2013					
By Census Block Group					
Arranged by Median Age					
April 2014					
		Median Age			
		In Years	Median Value	Single Family	
	All Single	Of All Single-	Of All Single-	Homes with	Percent
Census	Family	Family Detached	Family Detached	Households	Households
Block Group	Homes	Homes	Homes	With Births	With Births
Dewey Hill-Cahill	203	34	\$683,000	9	4%
Parkwood Knolls	451	36	\$779,200	18	4%
Promenade	13	38	NA	0	0%
Lewis Park	113	41	\$515,950	9	8%
Indian Hills	366	45	\$539,300	17	5%
Braemar Hills	261	46	\$566,300	17	7%
Bredeson Park	147	46	\$499,000	7	5%
Prospect Knolls	310	46	\$517,350	19	6%
Walnut Ridge Park	278	46	\$742,150	13	5%
Creek Valley	301	47	\$429,200	16	5%
Countryside	466	48	\$446,600	28	6%
Lake Edina	158	49	\$458,400	8	5%
The Heights	468	51	\$436,650	32	7%
Cornelia	515	54	\$406,300	51	10%
Fox Meadow	284	55	\$573,900	16	6%
Interlachen-Todd Park	400	55	\$632,200	33	8%
Garden Park	460	56	\$380,900	50	11%
Lake Cornelia	387	56	\$449,900	30	8%
Birchcrest	289	57	\$340,300	27	9%
Normandale Park	498	58	\$326,960	53	11%
Rosland Park	218	58	\$342,800	21	10%
Garrison Lane	327	59	\$333,300	32	10%
Highlands	286	59	\$571,600	28	10%
St. Johns Park	331	60	\$326,800	37	11%
Edinborough Park	15	61	\$193,200	0	0%
Grandview	370	61	\$350,000	35	9%
Strachauer Park	341	61	\$297,500	43	13%
Brookside	289	62	\$318,500	39	13%
Pamela Park	333	62	\$310,300	49	15%
Presidents	342	62	\$226,700	33	10%
Southdale	11	62	\$176,100	1	9%
Yorktown Park	26	63	\$198,900	9	35%
Zenith	468	63	\$274,100	66	14%
Concord	315	64	\$682,000	27	9%
Minnehaha Woods	424	64	\$644,650	36	8%
Creek Knoll	267	65	\$316,800	33	12%
Morningside North	397	68	\$410,600	42	11%
Halifax-Townes	368	74	\$702,100	39	11%
Sunnyside-Arden Park	369	74	\$836,500	26	7%
Morningside South	248	79	\$439,550	24	10%
Country Club	424	84	\$902,850	34	8%
66th Street	2	NA	NA	0	0%
Park Lawn	0	0	\$0	0	0%
TOTAL	12,539	57		1,107	9%
Sources Of Data					
Hennepin County Geographic Information System					
Edina City Assessor					

Legend

% SF with Births

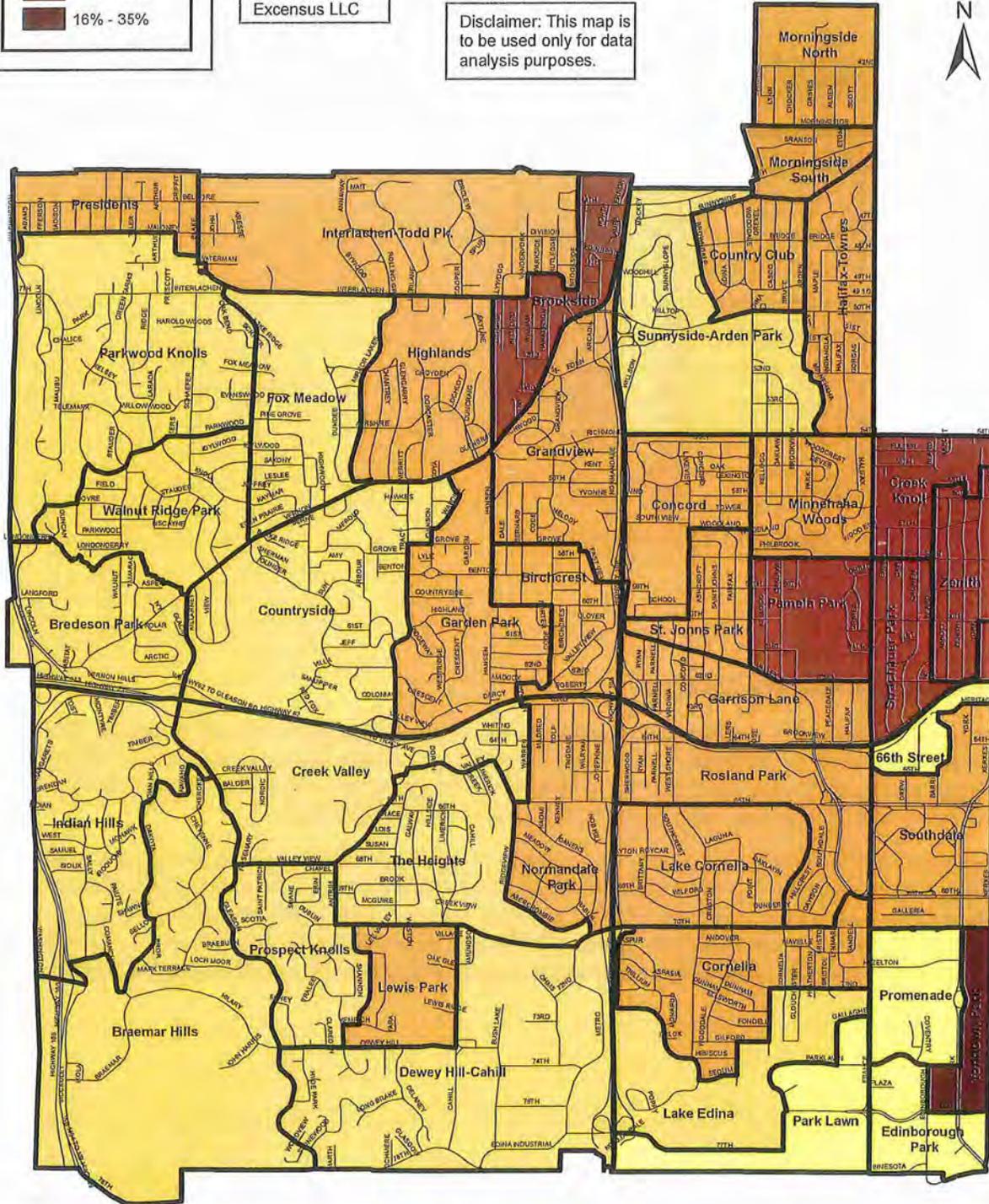


Map E

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

**Percentage of Households
In Single Family Homes
With Births Sept. 1, 2008 - Aug. 30, 2013
City of Edina (by Census Block Groups)
September 2014**

Disclaimer: This map is to be used only for data analysis purposes.



Deaths

The table below lists the annual number deaths reported by the Minnesota Department of health for 2004-2013. The average number of deaths per year over the 10 year period is 463. The average number of births per year during this same time period was 451.

City of Edina, Annual Deaths*	
Year	Count
2004	507
2005	412
2006	438
2007	435
2008	498
2009	450
2010	455
2011	504
2012	477
2013	458
Yearly Average	463

*Minnesota Department of Health

Households with School Age Children

Approximately thirty percent of the single family homes in the city have households with school age children. The numbers of publicly enrolled school age children in each of Edina's census block groups can be seen in Table 10. Map F depicts these child counts in graphic form. Areas of high counts are generally distributed throughout the city. Only the far northwest areas lack a block group with a higher end number of school age children.

The housing type of Edina's school age children, by quadrant area, is shown in Table 11. Eighty eight percent of these children live in single family homes, while eight percent reside in multi-family units. The northeast quadrant has the largest number of school age children (2,564) while the southeast has the lowest (1,201). Table 12 details the same housing type data only breaks it down by census block group. The Country Club CBG has the largest number of children (321) living in single family homes. The Lake Edina CBG has the largest number of children (145) occupying multi-family units.

Table 10	
City of Edina	
Counts of School Age Children (SAC)	
By Census Block Group	
April 2014	
Census Block Group	All School Age Children
66th Street	10
Birchcrest	177
Braemar Hills	175
Bredeson Park	103
Brookside	195
Concord	250
Cornelia	271
Country Club	321
Countryside	269
Creek Knoll	108
Creek Valley	158
Dewey Hill-Cahill	139
Edinborough Park	8
Fox Meadow	142
Garden Park	300
Garrison Lane	201
Grandview	209
Halifax-Townes	222
Highlands	196
Indian Hills	248
Interlachen-Todd Par	144
Lake Cornelia	257
Lake Edina	276
Lewis Park	157
Minnehaha Woods	212
Morningside North	200
Morningside South	165
Normandale Park	253
Pamela Park	138
Park Lawn	120
Parkwood Knolls	219
Presidents	78
Promenade	28
Prospect Knolls	164
Rosland Park	120
Southdale	36
St. Johns Park	160
Strachauer Park	173
Sunnyside-Arden Park	226
The Heights	318
Walnut Ridge Park	165
Yorktown Park	75
Zenith	188
TOTAL	7,574

Edina, Hopkins and Richfield School Districts

Study Areas	All Resident School Age Children		School Age Children in Single-Family Homes		School Age Children in Multi-Family*		School Age Children in Split Duplex		School Age Children in Townhomes		Percent School Age Children in Condominium units	
	School Age Children	Percent	School Age Children	Percent	School Age Children	Percent	School Age Children	Percent	School Age Children	Percent	School Age Children	Percent
Northeast	2564	97%	13	1%	41	2%	5	0%	10	0%	2	0%
Northwest	2197	91%	116	5%	30	1%	27	1%	12	1%	20	1%
Southeast	1201	63%	369	31%	16	1%	15	1%	6	0%	41	3%
Southwest	1612	90%	111	7%	4	0%	24	1%	22	1%	1	0%
TOTAL	7574	88%	609	8%	91	1%	71	1%	50	1%	64	1%

*Apartments, Triplex

Sources Of Data
Edina, Hopkins and Richfield School Districts
Hennepin County Geographic Information System
Edina City Assessor

Legend

Children

- 8 - 78
- 79 - 144
- 145 - 177
- 178 - 226
- 227 - 321

Map F

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC.

Counts Of School Age Children (Public School Enrolled) City of Edina (By Census Block Groups) September 2014

Disclaimer: This map is
to be used only for data
analysis purposes.

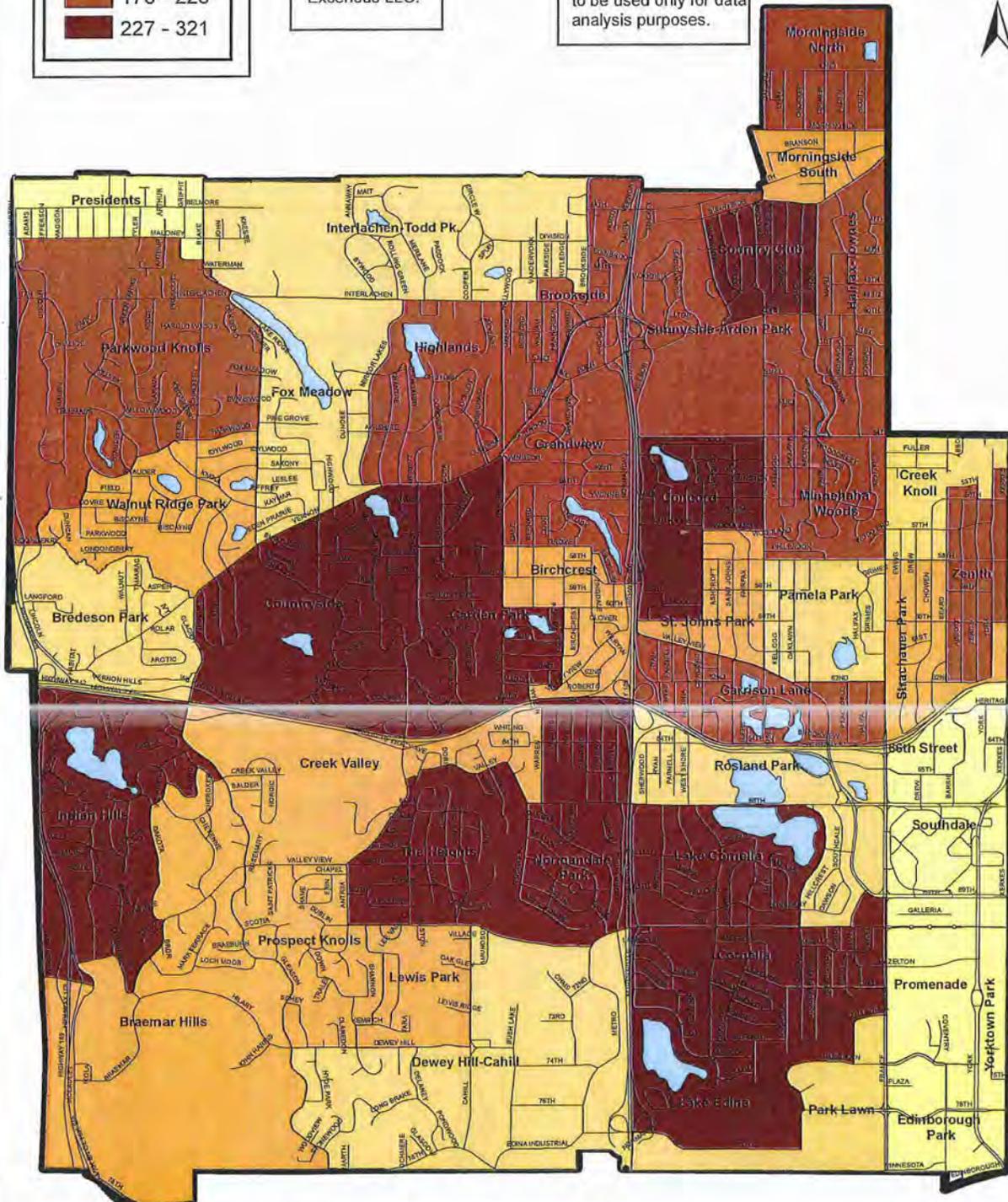


Table 13					
City of Edina					
Single Family Homes with Households with School Age Children (Public Enrolled)					
By Era Built					
April 2014					
				Percent	Homes With School Age Children As Percent Of All Homes With School Age Children
Era Built	Single Family Homes	Homes As Percent Of All	Homes With School Age Children	Homes With School Age Children	Homes With School Age Children
Pre 1950	2713	22%	830	31%	23%
1950 -1959	4752	38%	1363	29%	38%
1960 -1979	3741	30%	1144	31%	31%
Post 1980	1333	11%	367	28%	10%
TOTAL	12539	100%	3704	30%	100%
Sources Of Data					
Hennepin County Geographic Information System					
Edina, Hopkins and Richfield School Districts					
Edina City Assessor					

Table 14					
City of Edina					
Single Family Homes with Households with School Age Children (Public School Enrolled)					
By Value Class (Estimated Market Value)					
April 2014					
				Percent	Homes With School Age Children As Percent Of All Homes With School Age Children
Estimated Market Value	Single Family Homes	Homes As Percent Of All	Homes With School Age Children	Homes With School Age Children	Homes With School Age Children
\$0 - \$299,999	2063	16%	700	34%	19%
\$300,000 - \$499,999	5541	44%	1604	29%	44%
\$500,000 - \$749,999	2801	22%	853	30%	23%
\$750,000 +	2134	17%	547	26%	15%
TOTAL	12539	100%	3704	30%	100%
Sources Of Data					
Hennepin County Geographic Information System					
Edina, Hopkins and Richfield School Districts					
Edina City Assessor					

Table 15					
City of Edina					
Percentage of Single Family Homes with Households					
With at Least One School Age Child (SAC)					
By Census Block Group					
Arranged by Median Age					
April 2014					
		Median Age		Single Family	
		In Years	Median Value	Homes with	Percent
Census	All Single	Of All Single-	Of All Single-	Households	Households
Block Group	Family	Family Detached	Family Detached	With School	With School
	Homes	Homes	Homes	Age Children	Age Children
Dewey Hill-Cahill	203	34	\$683,000	57	28%
Parkwood Knolls	451	36	\$779,200	81	18%
Promenade	13	38	NA	0	0%
Lewis Park	113	41	\$515,950	37	33%
Indian Hills	366	45	\$539,300	115	31%
Braemar Hills	261	46	\$566,300	78	30%
Bredeson Park	147	46	\$499,000	43	29%
Prospect Knolls	310	46	\$517,350	93	30%
Walnut Ridge Park	278	46	\$742,150	80	29%
Creek Valley	301	47	\$429,200	92	31%
Countryside	466	48	\$446,600	146	31%
Lake Edina	158	49	\$458,400	53	34%
The Heights	468	51	\$436,650	163	35%
Cornelia	515	54	\$406,300	145	28%
Fox Meadow	284	55	\$573,900	79	28%
Interlachen-Todd Par	400	55	\$632,200	79	20%
Garden Park	460	56	\$380,900	165	36%
Lake Cornelia	387	56	\$449,900	142	37%
Birchcrest	289	57	\$340,300	98	34%
Normandale Park	498	58	\$326,960	152	31%
Rosland Park	218	58	\$342,800	67	31%
Garrison Lane	327	59	\$333,300	95	29%
Highlands	286	59	\$571,600	106	37%
St. Johns Park	331	60	\$326,800	94	28%
Edinborough Park	15	61	\$193,200	2	13%
Grandview	370	61	\$350,000	115	31%
Strachauer Park	341	61	\$297,500	94	28%
Brookside	289	62	\$318,500	69	24%
Pamela Park	333	62	\$310,300	80	24%
Presidents	342	62	\$226,700	45	13%
Southdale	11	62	\$176,100	0	0%
Yorktown Park	26	63	\$198,900	5	19%
Zenith	468	63	\$274,100	111	24%
Concord	315	64	\$682,000	126	40%
Minnehaha Woods	424	64	\$644,650	117	28%
Creek Knoll	267	65	\$316,800	60	22%
Morningside North	397	68	\$410,600	120	30%
Halifax-Townes	368	74	\$702,100	122	33%
Sunnyside-Arden Park	369	74	\$836,500	122	33%
Morningside South	248	79	\$439,550	90	36%
Country Club	424	84	\$902,850	165	39%
66th Street	2	NA	NA	0	0%
Park Lawn	0	0	\$0	0	0%
TOTAL	12,539	57		3,703	30%
Sources Of Data					
Edina, Hopkins and Richfield School Districts					
Hennepin County Geographic Information System					
Edina City Assessor					

Legend

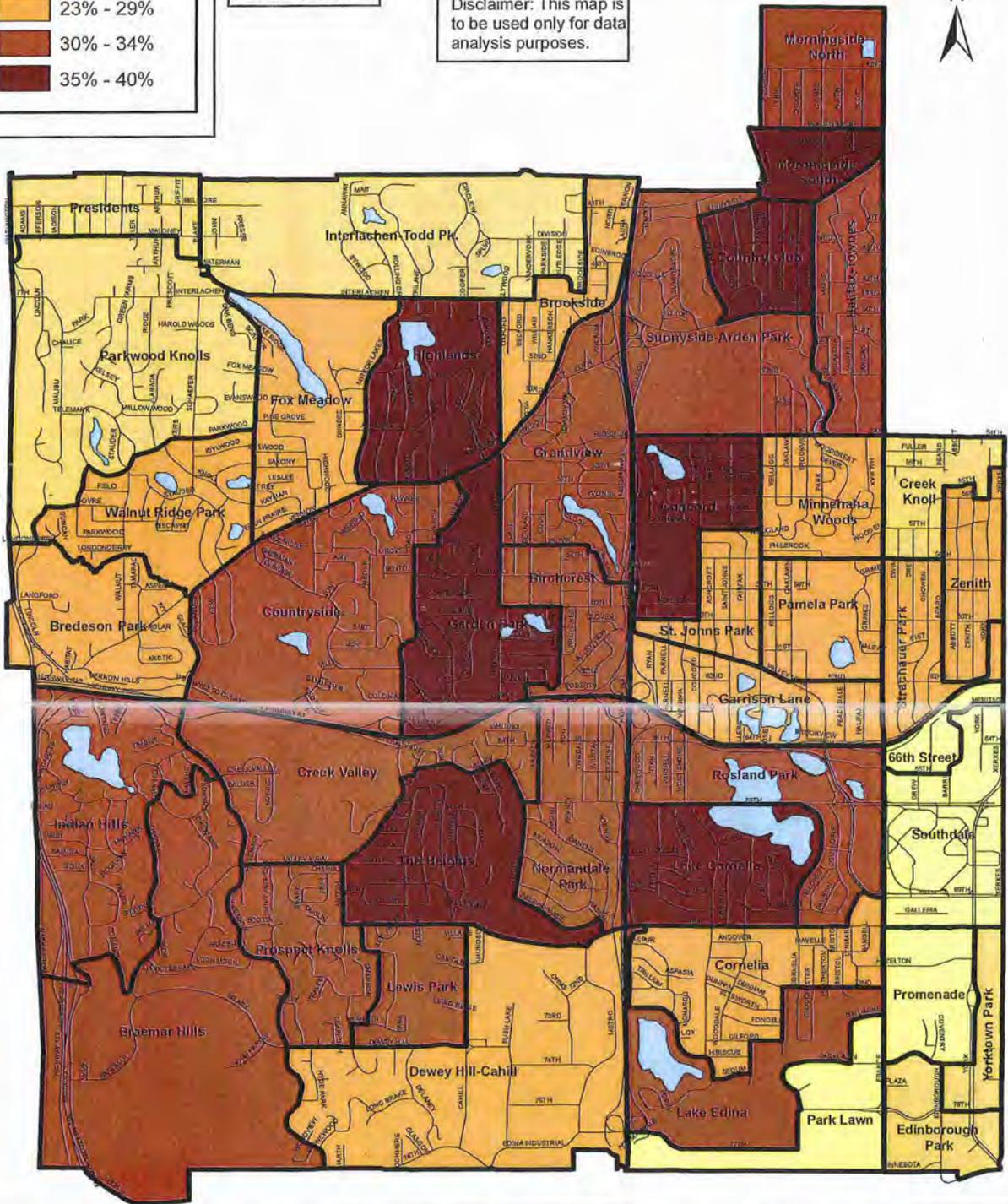
-  Block Groups
- % SF with SAC**
-  0%
-  1% - 22%
-  23% - 29%
-  30% - 34%
-  35% - 40%

Map G

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Percentage of Households In Single Family Homes With School Age Children (Public Sch.) City of Edina (by Census Block Groups) September 2014

Disclaimer: This map is
to be used only for data
analysis purposes.



In addition to analyzing percentages of units with children it is also possible to investigate the yields or numbers of children per single family home. Table 16 presents the yields by school grade for each of quadrant areas. The overall yield of all public school children in the city is 0.53. The author has studied a number of other first ring suburban communities and this yield is higher than all others studied. Tables 17 and 18 show yield data for eras built and value classes. The 1960 to 1979 era with 3,741 homes and 2,156 children had the highest yield of 0.58. With respect to home value the \$500,000 to \$749,999 class had the highest yield (0.58) while the lowest yield (0.49) was in the \$750,000+ value class.

Table 16												
City of Edina												
Yield of Children of School Age (Public School Enrolled) in Single Family Homes,												
By Grade Range												
April 2014												
Study Areas	Single Family Homes	Median Value Of All Single-Family Detached Homes	All Children Of School Age In Single Family Homes	Children								
				Per Home	Grades	Per Home						
				K-12	K-2	K-2	3-5	3-5	6-9	6-9	10-12	10-12
Northeast	4613	\$434,100	2492	0.54	561	0.12	629	0.14	790	0.17	512	0.11
Northwest	4061	\$435,100	1992	0.49	398	0.10	445	0.11	649	0.16	500	0.12
Southeast	1345	\$407,400	754	0.56	142	0.11	173	0.13	245	0.18	194	0.14
Southwest	2520	\$462,300	1450	0.58	286	0.11	335	0.13	489	0.19	341	0.14
TOTAL	12539		6688	0.53	1387	0.11	1582	0.13	2173	0.17	1547	0.12
Sources Of Data												
Edina, Hopkins and Richfield School Districts												
Hennepin County Geographic Information System												
Edina City Assessor												

Table 17			
City Of Edina			
Yield Of School Age Children (SAC)			
In Single Family Homes			
By Era Built			
April 2014			
			Yield
	Single	SAC In Single	Of SAC
Era Built	Family	Family Homes	In Single
	Homes		Family Homes
Pre 1950	2713	1478	0.54
1950 - 59	4752	2388	0.50
1960 - 79	3741	2156	0.58
Post 1980	1333	667	0.50
TOTAL	12539	6689	0.53
Sources Of Data			
Edina, Hopkins and Richfield School Districts			
Hennepin County Geographic Information System			
Edina City Assessor			

Table 18			
City Of Edina			
Yield of School Age Children			
In Single Family Homes			
By Value Class (Estimated Market Value)			
April 2014			
			K-12 Yield
	Single	K-12 Students	Of Students
Estimated	Family	In Single	In Single
Market Value	Homes	Family Homes	Family Homes
-\$300,000	2063	1128	0.55
\$300,000 - \$499,999	5541	2874	0.52
\$500,000 - \$749,999	2801	1632	0.58
\$750,000+	2134	1055	0.49
TOTAL	12539	6689	0.53
Sources Of Data			
Edina, Hopkins and Richfield School Districts			
Hennepin County Geographic Information System			
Edina City Assessor			

Table 19 details the single family home yield of school age children by census block group.

The CBG areas with the highest yields of school age children are located in the older neighborhoods of the city; Concord (0.79), Country Club (0.76), Lake Cornelia (0.66) and Morningside South (0.66).

Analysis of the population of school age children by (1) percent of single family homes with children and (2) the yield of school age per single family home, indicates that the homes in the older eastern areas of the city have more school age children than the younger western neighborhoods.

Table 19			
City of Edina			
Yield of School Age Children (SAC)			
In Single Family Homes			
By Census Block Group			
April 2014			
Census Block Group	All Single Family Homes	SAC In Single Family Homes	Yield of SAC In Single Family Homes
66th Street	2	0	0.00
Birchcrest	289	177	0.61
Braemar Hills	261	163	0.62
Bredeson Park	147	79	0.54
Brookside	289	119	0.41
Concord	315	250	0.79
Cornelia	515	263	0.51
Country Club	424	321	0.76
Countryside	466	263	0.56
Creek Knoll	267	106	0.40
Creek Valley	301	158	0.52
Dewey Hill-Cahill	203	110	0.54
Edinborough Park	15	3	0.20
Fox Meadow	284	142	0.50
Garden Park	460	297	0.65
Garrison Lane	327	160	0.49
Grandview	370	207	0.56
Halifax-Townes	368	220	0.60
Highlands	286	183	0.64
Indian Hills	366	233	0.64
Interlachen-Todd Par	400	134	0.34
Lake Cornelia	387	257	0.66
Lake Edina	158	100	0.63
Lewis Park	113	69	0.61
Minnehaha Woods	424	212	0.50
Morningside North	397	200	0.50
Morningside South	248	164	0.66
Normandale Park	498	253	0.51
Pamela Park	333	132	0.40
Park Lawn	0	0	0.00
Parkwood Knolls	451	161	0.36
Presidents	342	76	0.22
Promenade	13	0	0.00
Prospect Knolls	310	164	0.53
Rosland Park	218	120	0.55
Southdale	11	3	0.27
St. Johns Park	331	160	0.48
Strachauer Park	341	154	0.45
Sunnyside-Arden Park	369	226	0.61
The Heights	468	300	0.64
Walnut Ridge Park	278	154	0.55
Yorktown Park	26	8	0.31
Zenith	468	188	0.40
TOTAL	12,539	6,689	0.53
Sources Of Data: Edina City Assessor			
Edina, Hopkins and Richfield School Districts			

Legend

**Counts, Age 55+
Households**

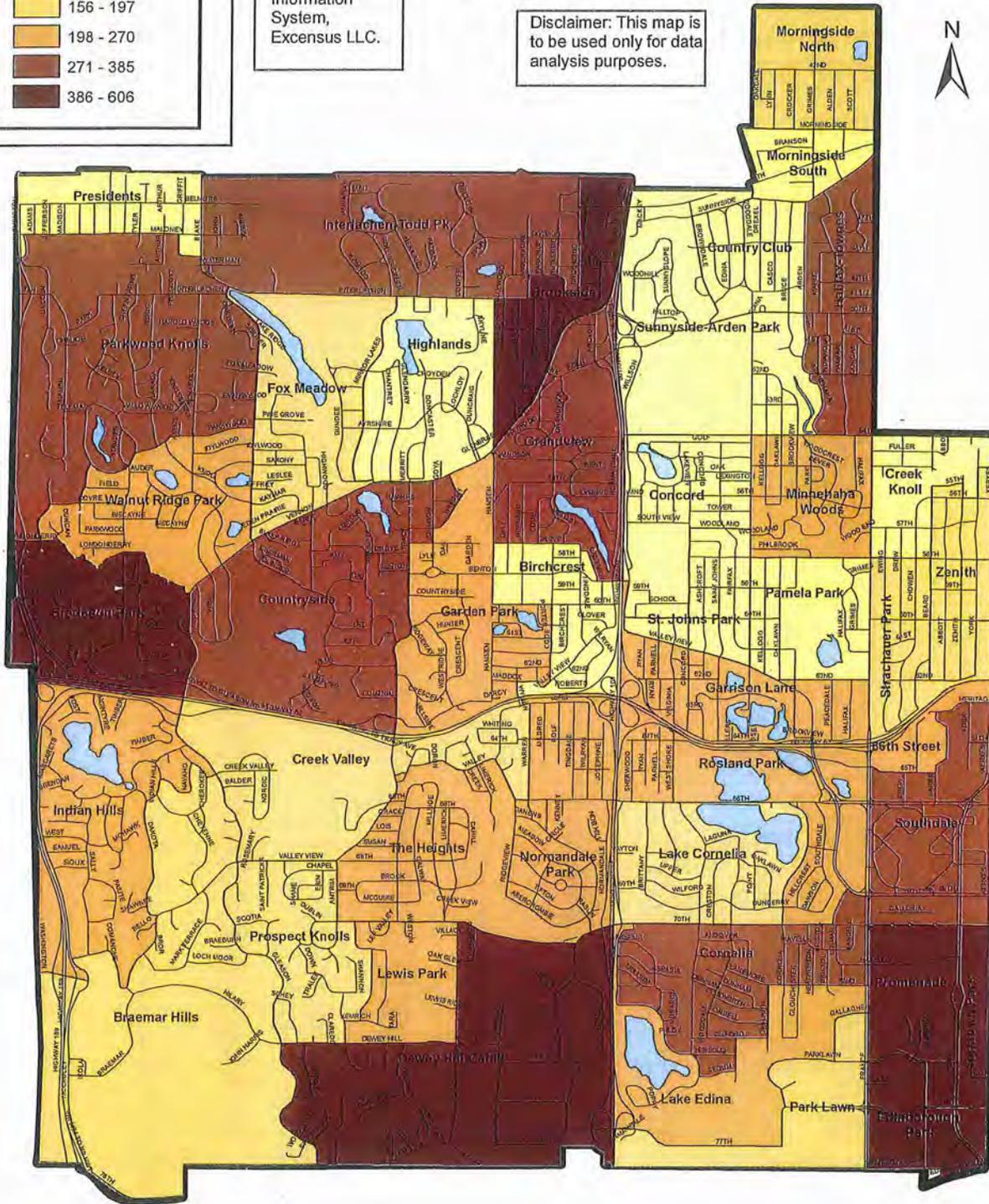
- 112 - 155
- 156 - 197
- 198 - 270
- 271 - 385
- 386 - 606

Map H

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC.

Counts Of Households, 2011 With Householder Age 55+ City of Edina (By Census Block Groups) September 2014

Disclaimer: This map is
to be used only for data
analysis purposes.



Legend

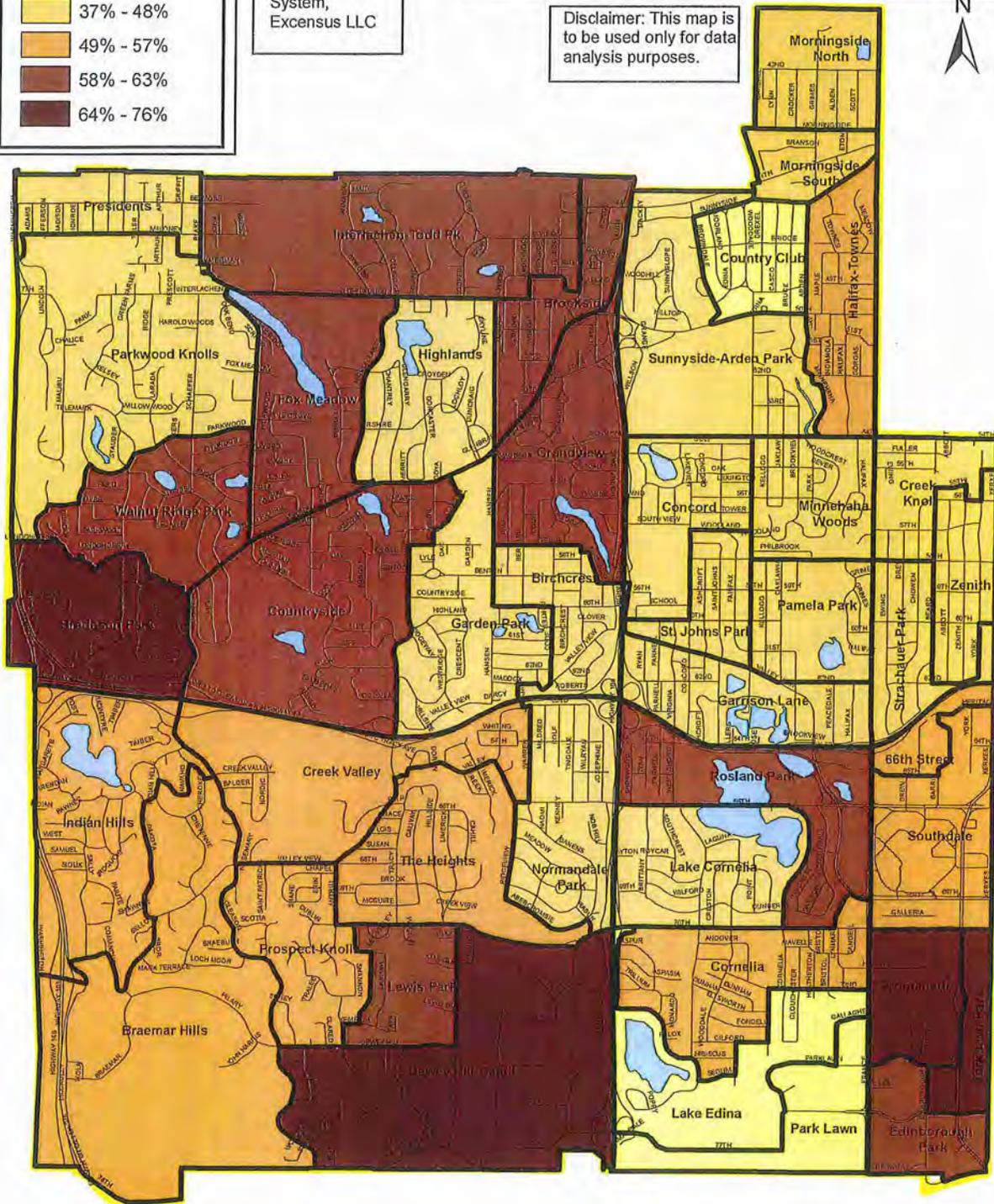
- Block Groups
- Percent Age 55+ Households
 - 27% - 36%
 - 37% - 48%
 - 49% - 57%
 - 58% - 63%
 - 64% - 76%

Map I

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Households, (2011), With Householder Age 55+ As Percent of all Households City of Edina (by Census Block Groups) September 2014

Disclaimer: This map is
to be used only for data
analysis purposes.



Fifty Percent of Age 55+ households occupy single family homes which they own. Tables 22 and 23 and Maps J and K illustrate this data by CBG. Map K portrays the percentage of households with householder age 55+ in owned single family homes. What is striking in this map is the CBG's with the highest percentages (leaving out Southdale and Edinborough Park which have very low counts) are almost all in the western half of the city. Here we clearly see higher percentages of older households living in the city's younger homes.

Table 22			
City Of Edina			
Counts of Households with Householder Age 55+			
Residing in Owned Single Family Homes			
Year 2011			
By Census Block Group			
September 2014			
	Median Age In Years	Median Value Of All Single- Family Detached Homes	Households In Owned Single Family Homes
NAME	Of All Single- Family Detached Homes	Of All Single- Family Detached Homes	Of All Single- Family Detached Homes
66th Street	NA	NA	0
Birchcrest	57	\$340,300	135
Braemar Hills	46	\$566,300	155
Bredeson Park	46	\$499,000	141
Brookside	62	\$318,500	108
Concord	64	\$682,000	132
Cornelia	54	\$406,300	261
Country Club	84	\$902,850	146
Countryside	48	\$446,600	241
Creek Knoll	65	\$316,800	119
Creek Valley	47	\$429,200	166
Dewey Hill-Cahill	34	\$683,000	107
Edinborough Park	61	\$193,200	7
Fox Meadow	55	\$573,900	133
Garden Park	56	\$380,900	210
Garrison Lane	59	\$333,300	161
Grandview	61	\$350,000	176
Halifax-Townes	74	\$702,100	152
Highlands	59	\$571,600	128
Indian Hills	45	\$539,300	210
Interlachen-Todd Pk.	55	\$632,200	201
Lake Cornelia	56	\$449,900	180
Lake Edina	49	\$458,400	93
Lewis Park	41	\$515,950	64
Minnehaha Woods	64	\$644,650	199
Morningside North	68	\$410,600	180
Morningside South	79	\$439,550	100
Normandale Park	58	\$326,960	237
Pamela Park	62	\$310,300	144
Park Lawn	0	\$0	0
Parkwood Knolls	36	\$779,200	251
Presidents	62	\$226,700	139
Promenade	38	NA	0
Prospect Knolls	46	\$517,350	161
Rosland Park	58	\$342,800	103
Southdale	62	\$176,100	7
St. Johns Park	60	\$326,800	136
Strachauer Park	61	\$297,500	146
Sunnyside-Arden Park	74	\$836,500	145
The Heights	51	\$436,650	241
Walnut Ridge Park	46	\$742,150	157
Yorktown Park	63	\$198,900	7
Zenith	63	\$274,100	177
Total			5956
Sources of Data: Edina City Assessor, Excensus LLC			

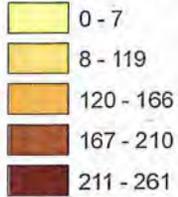
Table 23					
City Of Edina					
Percent of Households with Householder Age 55+					
Residing within Owned Single Family Homes					
Year 2011					
By Census Block Group					
September 2014					
					Percent
	Median Age			Households	Households
	In Years	Median Value		With Age 55+	With Age 55+
	Of All Single-	Of All Single-	All Owned	In Owned	In Owned
Census Block	Family Detached	Family Detached	Single-Family	Single Family	Single Family
Group	Homes	Homes	Homes	Homes	Homes
66th Street	NA	NA	0	0	0%
Birchcrest	57	\$340,300	278	135	49%
Braemar Hills	46	\$566,300	267	155	58%
Bredeson Park	46	\$499,000	214	141	66%
Brookside	62	\$318,500	271	108	40%
Concord	64	\$682,000	301	132	44%
Cornelia	54	\$406,300	498	261	52%
Country Club	84	\$902,850	396	146	37%
Countryside	48	\$446,600	449	241	54%
Creek Knoll	65	\$316,800	243	119	49%
Creek Valley	47	\$429,200	294	166	56%
Dewey Hill-Cahill	34	\$683,000	189	107	57%
Edinburgh Park	61	\$193,200	9	7	78%
Fox Meadow	55	\$573,900	251	133	53%
Garden Park	56	\$380,900	435	210	48%
Garrison Lane	59	\$333,300	312	161	52%
Grandview	61	\$350,000	347	176	51%
Halifax-Townes	74	\$702,100	333	152	46%
Highlands	59	\$571,600	269	128	48%
Indian Hills	45	\$539,300	362	210	58%
Interlachen-Todd Pk.	55	\$632,200	362	201	56%
Lake Cornelia	56	\$449,900	360	180	50%
Lake Edina	49	\$458,400	169	93	55%
Lewis Park	41	\$515,950	107	64	60%
Minnehaha Woods	64	\$644,650	395	199	50%
Morningside North	68	\$410,600	371	180	49%
Morningside South	79	\$439,550	232	100	43%
Normandale Park	58	\$326,960	473	237	50%
Pamela Park	62	\$310,300	294	144	49%
Park Lawn	0	\$0	0	0	0%
Parkwood Knolls	36	\$779,200	428	251	59%
Presidents	62	\$226,700	313	139	44%
Promenade	38	NA	0	0	0%
Prospect Knolls	46	\$517,350	296	161	54%
Rosland Park	58	\$342,800	202	103	51%
Southdale	62	\$176,100	9	7	78%
St. Johns Park	60	\$326,800	307	136	44%
Strachauer Park	61	\$297,500	301	146	49%
Sunnyside-Arden Park	74	\$836,500	345	145	42%
The Heights	51	\$436,650	456	241	53%
Walnut Ridge Park	46	\$742,150	266	157	59%
Yorktown Park	63	\$198,900	13	7	54%
Zenith	63	\$274,100	416	177	43%
Total	57	\$437,550	11833	5956	50%

Sources of Data: Edina city Assessor. Excensus LLC

Legend

Block Groups

Counts Age 55+ Households

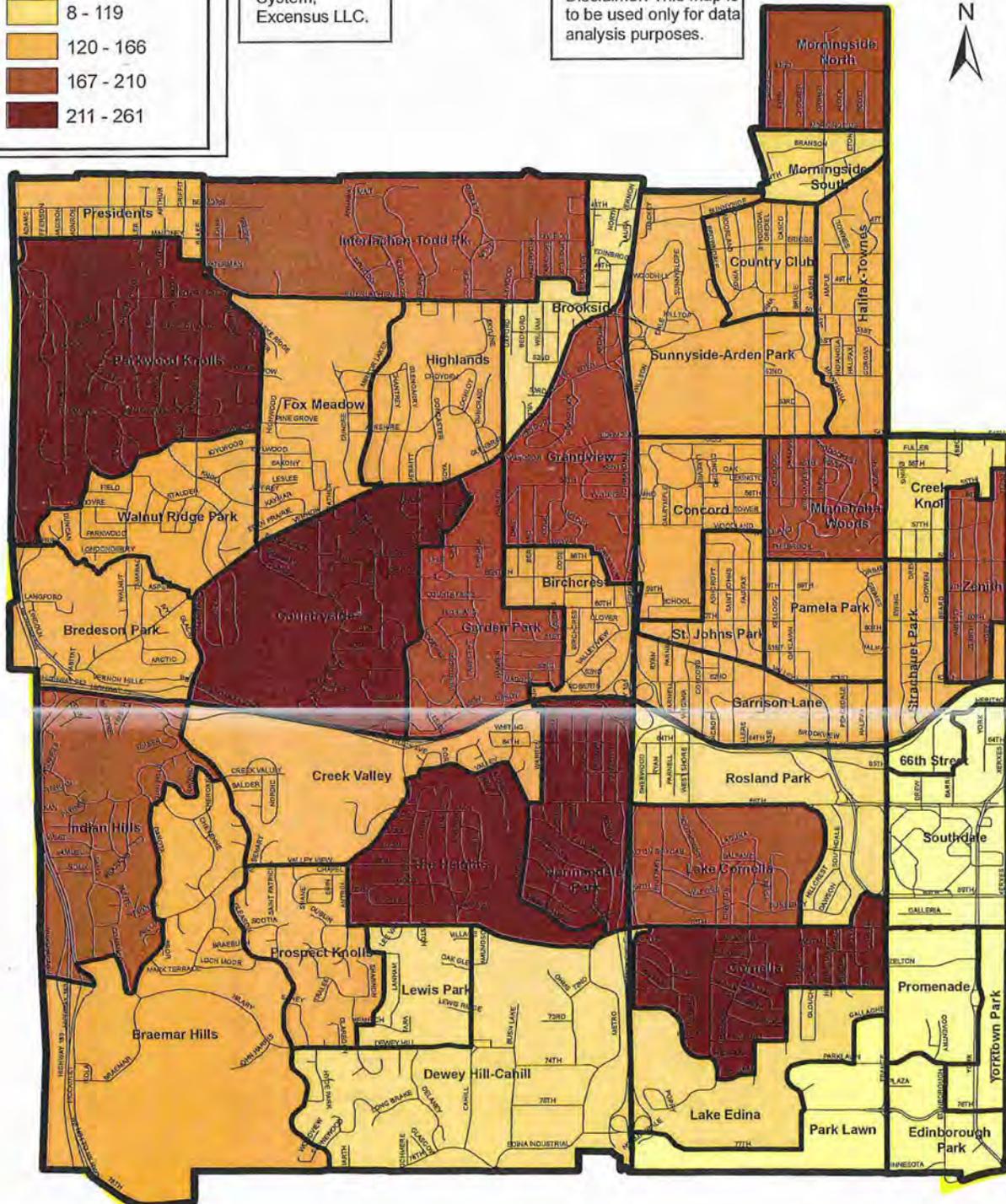


Map J

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC.

Counts of Households,(2011), With Householder Age 55+ In Owned Single Family Homes. City of Edina (by Census Block Groups) September 2014

Disclaimer: This map is
to be used only for data
analysis purposes.



Legend

Block Groups

% age 55+

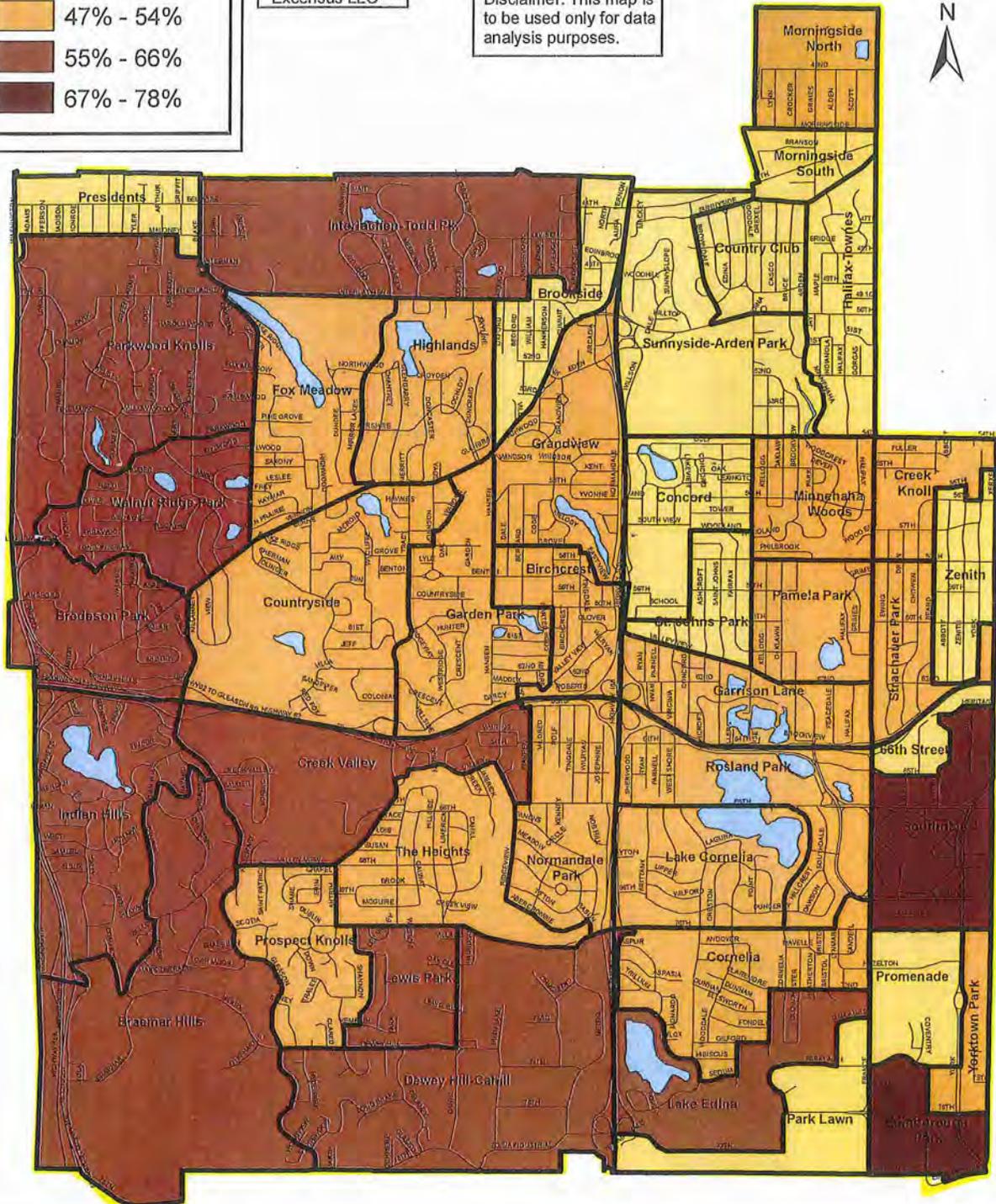
- 0% - 46%
- 47% - 54%
- 55% - 66%
- 67% - 78%

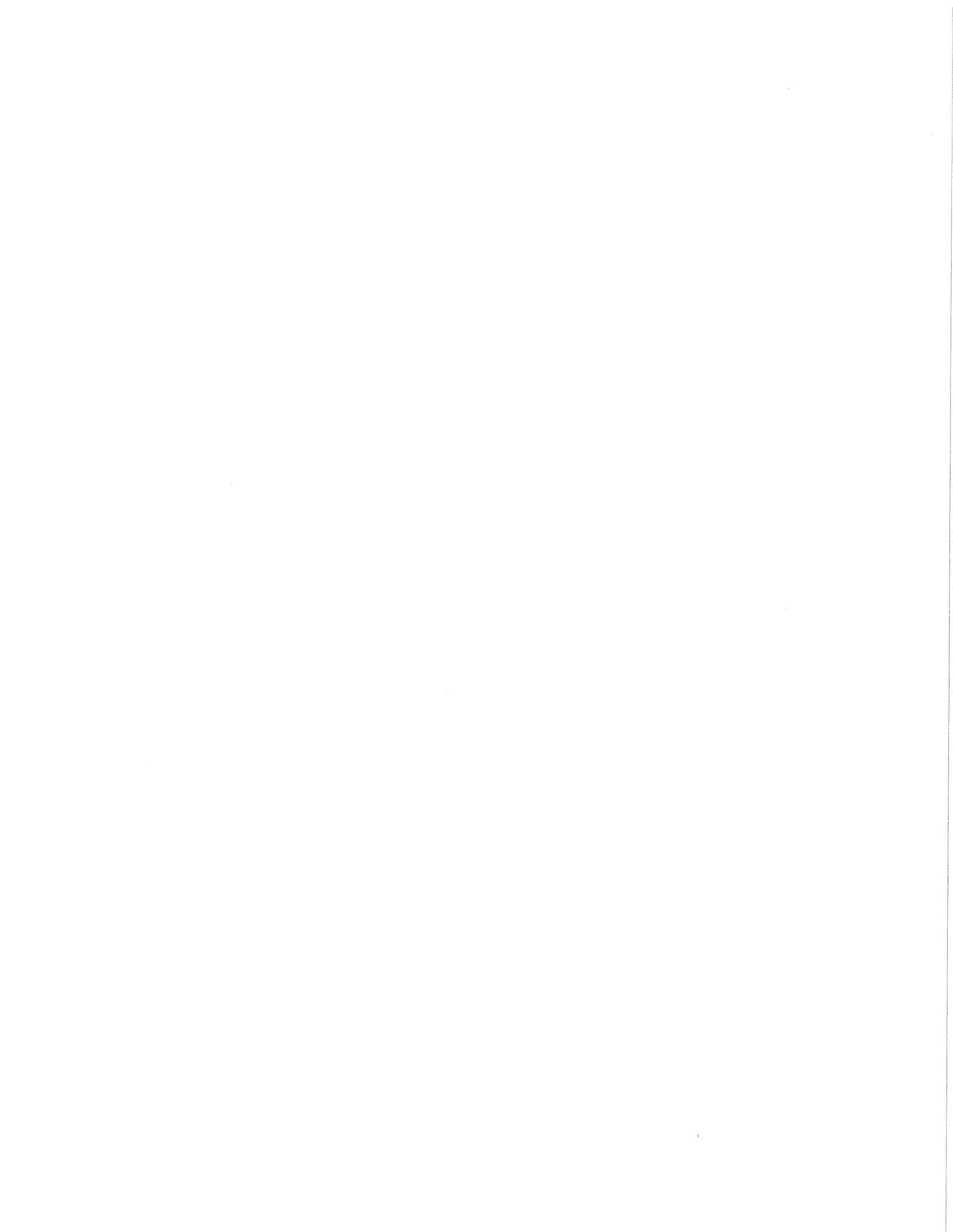
Map K

Source of Data:
Edina City
Geographic
Information
System
Excensus LLC

**Percent of Households, (2011),
With Householder Age 55+
In Owned Single Family Homes,
City of Edina (by Census Block Groups)
September 2014**

Disclaimer: This map is
to be used only for data
analysis purposes.





Legend

Counts Age 55+ Households

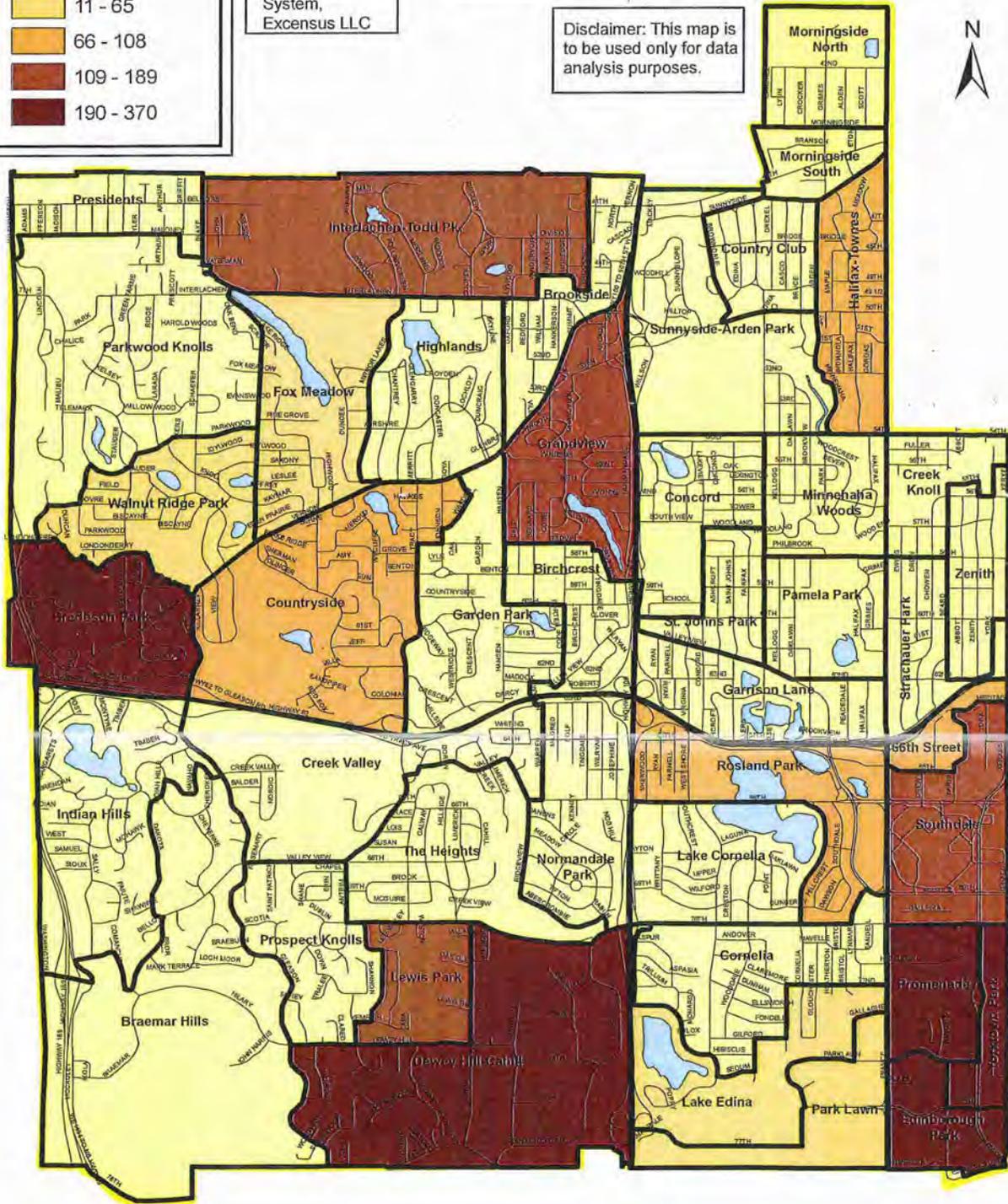
- 0 - 10
- 11 - 65
- 66 - 108
- 109 - 189
- 190 - 370

Map L

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Counts of Households, 2011, With Householder Age 55+ In Owned Multi-Family Units City of Edina (by Census Block Groups) September 2014

Disclaimer: This map is
to be used only for data
analysis purposes.



Sales of Single family Homes

During the period between January 1, 2011 and June 30, 2014 1,948 single family homes were sold in the city. This represents sixteen percent of Edina's single family housing stock. These sales are detailed in Table 26. Map M Pictures this data showing the locations of the actual parcels sold. Map N shows the concentrations of single family home sales by CBG. There are two distinct areas with the highest numbers of sales, Creek Knoll, Minnehaha Woods, Pamela Park, and St. John Park, and a second area Interlachen-Todd Park, Brookside and Highlands.

Tables 27 and 28 list the numbers of homes sales by era built and value class. Homes built since 1980 had the highest percentage of sales, units built during the 1960's and 70's had the lowest percentage of sales. The value classification \$750,000+ had the largest proportion of sales with 21% of the units sold during that period.

Table 26			
City of Edina			
Single Family Homes Sold During			
January 1, 2011 and June 30, 2014			
By Census Block Group			
July 2014			
Census Block Group	All Single Family Homes	All Single Family Homes Sold	Percent Homes Sold
66th Street	2	0	0%
Birchcrest	289	53	18%
Braemar Hills	261	38	15%
Bredeson Park	147	20	14%
Brookside	289	55	19%
Concord	315	57	18%
Cornelia	515	71	14%
Country Club	424	74	17%
Countryside	466	74	16%
Creek Knoll	267	52	19%
Creek Valley	301	32	11%
Dewey Hill-Cahill	203	31	15%
Edinborough Park	15	0	0%
Fox Meadow	284	39	14%
Garden Park	460	77	17%
Garrison Lane	327	51	16%
Grandview	370	50	14%
Halifax-Townes	368	58	16%
Highlands	286	54	19%
Indian Hills	366	50	14%
Interlachen-Todd Par	400	77	19%
Lake Cornelia	387	52	13%
Lake Edina	158	23	15%
Lewis Park	113	19	17%
Minnehaha Woods	424	85	20%
Morningside North	397	58	15%
Morningside South	248	38	15%
Normandale Park	498	55	11%
Pamela Park	333	76	23%
Park Lawn	0	0	0%
Parkwood Knolls	451	70	16%
Presidents	342	44	13%
Promenade	13	2	15%
Prospect Knolls	310	44	14%
Rosland Park	218	25	11%
Southdale	11	2	18%
St. Johns Park	331	65	20%
Strachauer Park	341	53	16%
Sunnyside-Arden Park	369	55	15%
The Heights	468	47	10%
Walnut Ridge Park	278	43	15%
Yorktown Park	26	2	8%
Zenith	468	77	16%
TOTAL	12,539	1,948	16%

Sources of Data: Excensus LLC



Legend

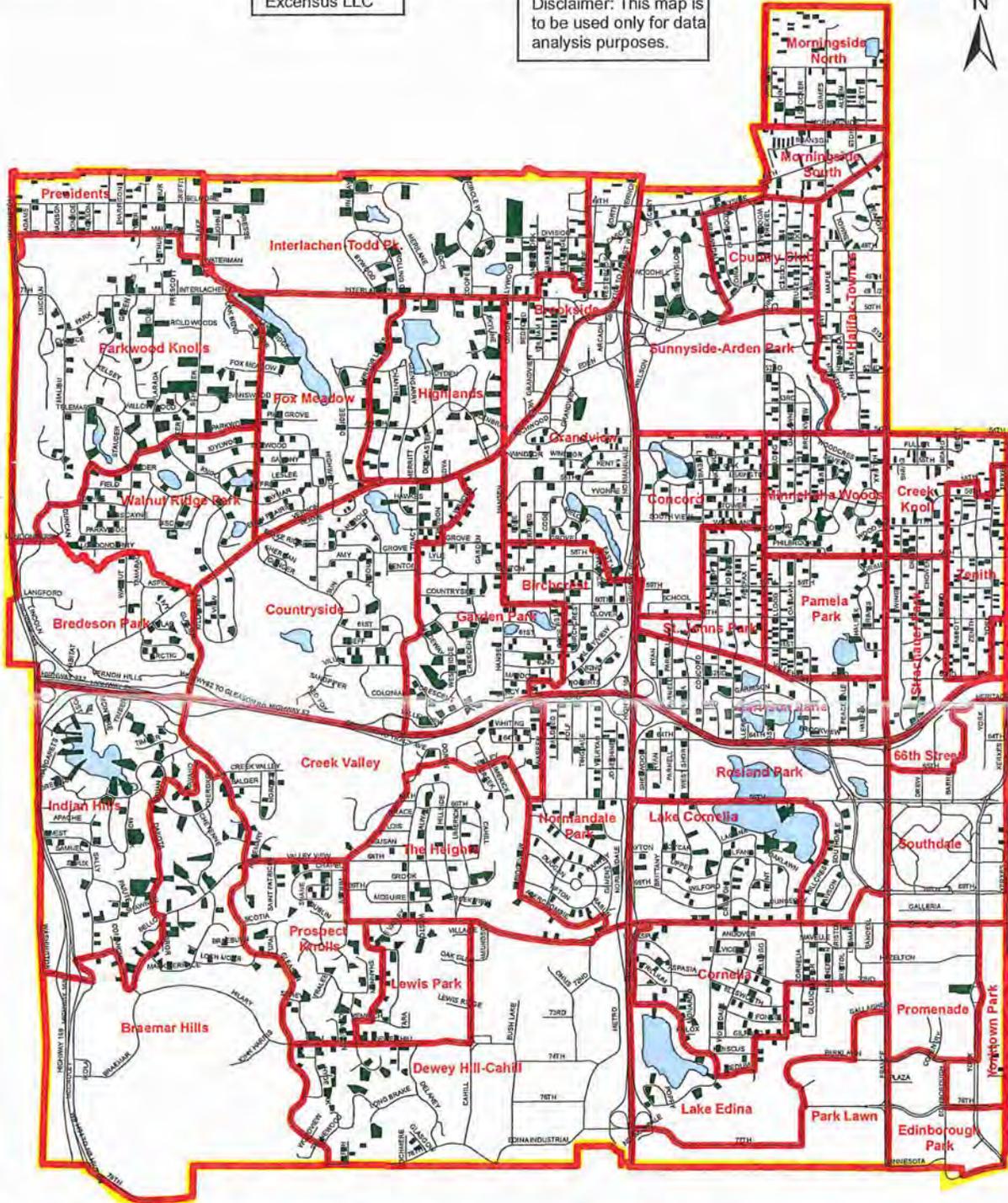
-  Block Groups
-  Parcels sold

Map M

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

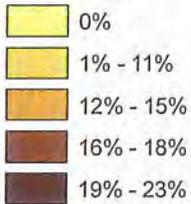
**Distribution of Parcels
With Single Family Homes
Sold January 1, 2011 - June 30 2014,
Census Block Groups, City of Edina,
September 2014**

Disclaimer: This map is
to be used only for data
analysis purposes.



Legend

% SF Sold



Map N

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Percent of Single Family Homes Sold January 1, 2011 - June 30, 2014 City of Edina (by Census Block Groups) September 2014

Disclaimer: This map is to be used only for data analysis purposes.

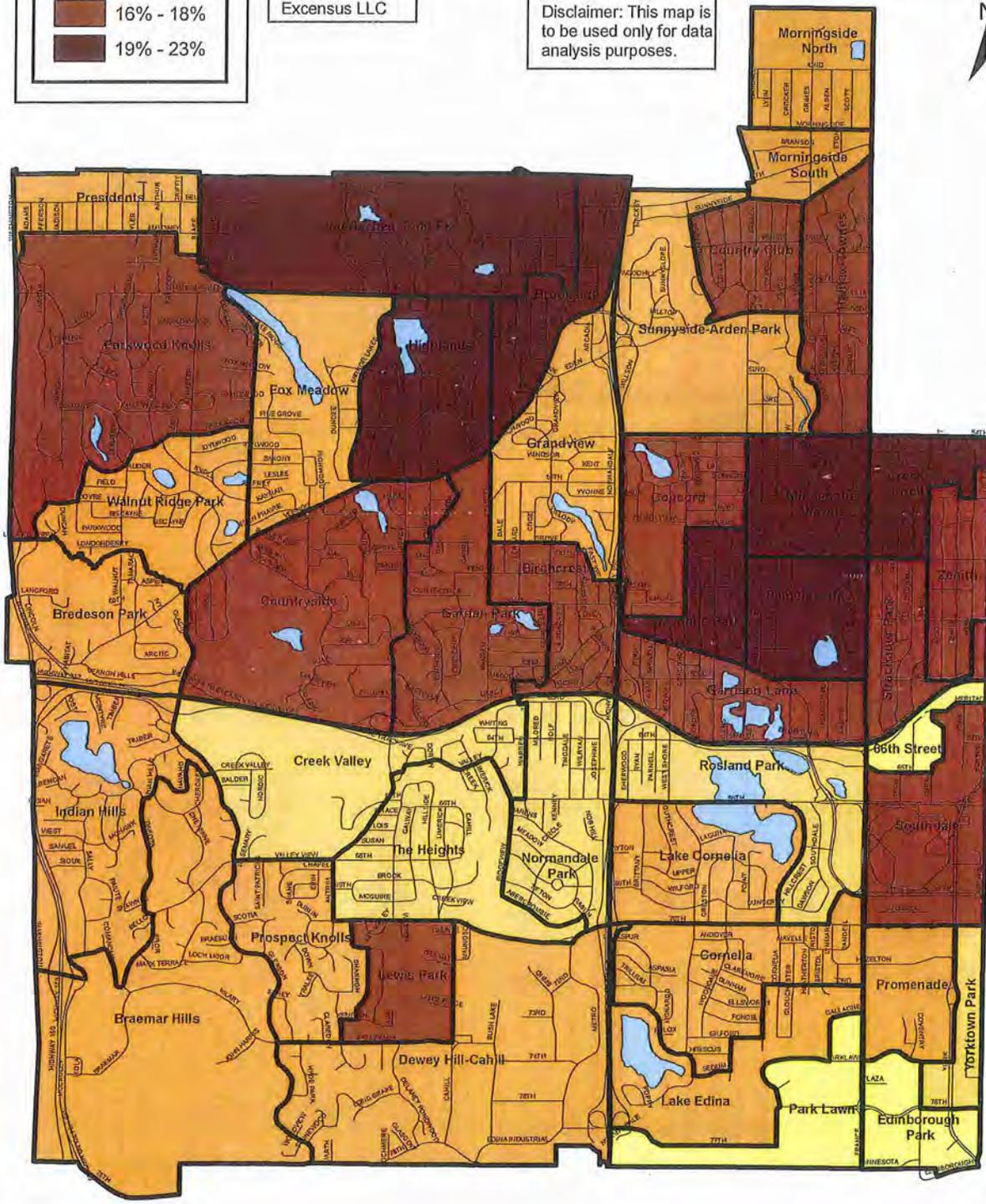


Table 27					
City of Edina					
Single Family Homes					
Sold During January 1, 2011 - June 30 2014					
By Era Built					
July 2014					
	Single Family Homes	Homes As Percent Of All	Homes Sold	Percent Homes Sold	Homes Sold As Percent Of All Sold
Era Built					
Pre 1950	2,713	19%	378	14%	19%
1950-59	4,752	33%	686	14%	35%
1960-79	3,741	26%	499	13%	26%
Post 1980	1,333	9%	385	29%	20%
TOTAL	12,539	100%	1,948	16%	100%
Sources Of Data					
Hennepin County Geographic Information System					
City of Edina Assessors Office					

Table 28					
City Of Edina					
Single Family Homes					
Sold during January 1, 2011 - June 30, 2014					
By Value Class (Estimated Market Value)					
July 2014					
	Single Family Homes	Homes As Percent Of All	Homes Sold	Percent Homes Sold	Homes Sold As Percent Of All Sold
Estimated Market Value					
-\$300,000	2,072	15%	310	15%	16%
\$300,000 - \$499,999	5,534	39%	754	14%	39%
\$500,000 - \$749,999	2,801	20%	427	15%	22%
\$750,000+	2,132	15%	457	21%	23%
Total	12,539	100%	1,948	16%	100%
Sources Of Data					
Hennepin County Geographic Information System					
City Of Edina Assessors Office					

Detailed home sales by census block groups arranged by median age and median value can be seen in Tables 29 and 30. Higher percentages of sales are seen in older areas such as Pamela Park (23%), St. Johns Park (20%), Minnehaha Woods (20%) and Highlands (19%). With respect to value higher percentages are seen in the census block groups with mid-range values.

Table 29				
City of Edina				
Single Family Homes Sold During				
January 1, 2011 and June 30, 2014				
By Census Block Group				
Arranged by Median Age				
July 2014				
		Median Age		
		In Years		
	All Single	Of All Single-	All	Homes Sold
Census	Family	Family Detached	Single Family	Homes Sold
Block Group	Homes	Homes	Homes Sold	As Percent
				Of All
Dewey Hill-Cahill	203	34	31	15%
Parkwood Knolls	451	36	70	16%
Promenade	13	38	2	15%
Lewis Park	113	41	19	17%
Indian Hills	366	45	50	14%
Braemar Hills	261	46	38	15%
Bredeson Park	147	46	20	14%
Prospect Knolls	310	46	44	14%
Walnut Ridge Park	278	46	43	15%
Creek Valley	301	47	32	11%
Countryside	466	48	74	16%
Lake Edina	158	49	23	15%
The Heights	468	51	47	10%
Cornelia	515	54	71	14%
Fox Meadow	284	55	39	14%
Interlachen-Todd Par	400	55	77	19%
Garden Park	460	56	77	17%
Lake Cornelia	387	56	52	13%
Birchcrest	289	57	53	18%
Normandale Park	498	58	55	11%
Rosland Park	218	58	25	11%
Garrison Lane	327	59	51	16%
Highlands	286	59	54	19%
St. Johns Park	331	60	65	20%
Edinborough Park	15	61	0	0%
Grandview	370	61	50	14%
Strachauer Park	341	61	53	16%
Brookside	289	62	55	19%
Pamela Park	333	62	76	23%
Presidents	342	62	44	13%
Southdale	11	62	2	18%
Yorktown Park	26	63	2	8%
Zenith	468	63	77	16%
Concord	315	64	57	18%
Minnehaha Woods	424	64	85	20%
Creek Knoll	267	65	52	19%
Morningside North	397	68	58	15%
Halifax-Townes	368	74	58	16%
Sunnyside-Arden Park	369	74	55	15%
Morningside South	248	79	38	15%
Country Club	424	84	74	17%
66th Street	2	NA	0	0%
TOTAL	12,539	57	1,948	16%
Source of Data				
Edina City Assessor				

Table 30				
City of Edina				
Single Family Homes Sold During				
January 1, 2011 and June 30, 2014				
By Census Block Group				
Arranged by Median Value				
July 2014				
		Median Value		
Census	All Single	Of All Single-	All	Homes Sold
Block Group	Family	Family Detached	Single Family	As Percent
	Homes	Homes	Homes Sold	Of All
66th Street	2	NA	0	0%
Southdale	11	\$176,100	2	18%
Edinborough Park	15	\$193,200	0	0%
Yorktown Park	26	\$198,900	2	8%
Presidents	342	\$226,700	44	13%
Zenith	468	\$274,100	77	16%
Strachauer Park	341	\$297,500	53	16%
Pamela Park	333	\$310,300	76	23%
Creek Knoll	267	\$316,800	52	19%
Brookside	289	\$318,500	55	19%
St. Johns Park	331	\$326,800	65	20%
Normandale Park	498	\$326,960	55	11%
Garrison Lane	327	\$333,300	51	16%
Birchcrest	289	\$340,300	53	18%
Rosland Park	218	\$342,800	25	11%
Grandview	370	\$350,000	50	14%
Garden Park	460	\$380,900	77	17%
Cornelia	515	\$406,300	71	14%
Morningside North	397	\$410,600	58	15%
Creek Valley	301	\$429,200	32	11%
The Heights	468	\$436,650	47	10%
Morningside South	248	\$439,550	38	15%
Countryside	466	\$446,600	74	16%
Lake Cornelia	387	\$449,900	52	13%
Lake Edina	158	\$458,400	23	15%
Bredeson Park	147	\$499,000	20	14%
Lewis Park	113	\$515,950	19	17%
Prospect Knolls	310	\$517,350	44	14%
Indian Hills	366	\$539,300	50	14%
Braemar Hills	261	\$566,300	38	15%
Highlands	286	\$571,600	54	19%
Fox Meadow	284	\$573,900	39	14%
Interlachen-Todd Par	400	\$632,200	77	19%
Minnehaha Woods	424	\$644,650	85	20%
Concord	315	\$682,000	57	18%
Dewey Hill-Cahill	203	\$683,000	31	15%
Halifax-Townes	368	\$702,100	58	16%
Walnut Ridge Park	278	\$742,150	43	15%
Parkwood Knolls	451	\$779,200	70	16%
Sunnyside-Arden Park	369	\$836,500	55	15%
Country Club	424	\$902,850	74	17%
Promenade	13	NA	2	15%
TOTAL	12,539	\$437,550	1,948	16%
Source of Data				
Edina City Assessor				

Sales of Single family Homes and change in Population of School Age Children

Examination of residential patterns before and after the sales of single family homes can reveal the role that the sales play in population change in the city. Table 16 shows that the yield of school age children in a single family home in the city is 0.53 child per home. Table 31 lists the postsale yields, by census block group for the homes sold during January 1, 2011 – December 31 2013 time period. This table shows that 1,815 homes were sold and that 1,047 children now reside in those units for a yield of 0.58 students per home. This indicates that the sales of single family homes in the city do indeed result in an increase of school age children. Previous studies conducted by the author in other first ring suburban cities has found that in most other cities home sales do not result in a gain of school age children. The city of Edina therefore is an exception to this trend.

Table 31				
City of Edina				
Single Family Homes Sold During				
January 1, 2011 through December 31, 2013				
And Yield of School Age Children (SAC) Residing within Postsale				
By Census Block Group				
July 2014				
Census Block Group	All Single Family Homes	All Single Family Homes Sold	SAC Residing Within Postsale	Yield Of SAC Of SAC Postsale
66th Street	2	0	0	0.00
Birchcrest	289	52	35	0.67
Braemar Hills	261	37	28	0.76
Bredeson Park	147	19	18	0.95
Brookside	289	52	21	0.40
Concord	315	53	43	0.81
Cornelia	515	65	50	0.77
Country Club	424	71	56	0.79
Countryside	466	72	43	0.60
Creek Knoll	267	46	13	0.28
Creek Valley	301	29	20	0.69
Dewey Hill-Cahill	203	31	22	0.71
Edinborough Park	15	0	0	0.00
Fox Meadow	284	35	24	0.69
Garden Park	460	72	55	0.76
Garrison Lane	327	47	31	0.66
Grandview	370	45	21	0.47
Halifax-Townes	368	54	15	0.28
Highlands	286	51	22	0.43
Indian Hills	366	46	45	0.98
Interlachen-Todd Par	400	70	22	0.31
Lake Cornelia	387	51	34	0.67
Lake Edina	158	23	13	0.57
Lewis Park	113	19	18	0.95
Minnehaha Woods	424	80	50	0.63
Morningside North	397	54	29	0.54
Morningside South	248	35	25	0.71
Normandale Park	498	52	21	0.40
Pamela Park	333	69	29	0.42
Park Lawn	0	0	0	0.00
Parkwood Knolls	451	65	27	0.42
Presidents	342	41	6	0.15
Promenade	13	2	0	0.00
Prospect Knolls	310	42	35	0.83
Rosland Park	218	24	9	0.38
Southdale	11	2	0	0.00
St. Johns Park	331	56	30	0.54
Strachauer Park	341	49	24	0.49
Sunnyside-Arden Park	369	52	38	0.73
The Heights	468	44	38	0.86
Walnut Ridge Park	278	37	22	0.59
Yorktown Park	26	2	2	1.00
Zenith	468	69	13	0.19
TOTAL	12,539	1,815	1,047	0.58
Sources Of Data: Edina City Assessor				
Edina, Hopkins, and Richfield School Districts				

Tables 32 and 33 show the single family home postsale yield data by era built and value class. With respect to era built the highest postsale yield (0.76) occurred in the homes built from 1960-79. The value class with the highest yield post-sale (0.70) was in homes valued at less than \$300,000.

Table 32			
City Of Edina			
Single Family Homes Sold During			
January 1, 2011 through December 31, 2013			
And Yield of School Age Children (SAC) Residing within Postsale			
By Era Built			
April 2014			
	Single	SAC In Single	Yield
	Family	Family Homes	Of SAC
Era Built	Homes Sold	Postsale	In Single
			Family Homes
Pre 1950	350	214	0.61
1950 - 59	634	298	0.47
1960 - 79	479	366	0.76
Post 1980	352	169	0.48
TOTAL	1815	1047	0.58
Sources Of Data			
Edina City Assessor			
Edina, Hopkins, and Richfield School Districts			

Table 33			
City Of Edina			
Single Family Homes Sold During			
January 1, 2011 through December 31, 2013			
And Yield of School Age Children (SAC) Residing within Postsale			
By Value Class (Estimated Market Value)			
April 2014			
	Single	K-12 Students	K-12 Yield
	Family	In Single	Of Students
Estimated	Homes	Family Homes	In Single
Market Value			Family Homes
-\$300,000	273	192	0.70
\$300,000 - \$499,999	710	424	0.60
\$500,000 - \$749,999	413	215	0.52
\$750,000+	419	216	0.52
TOTAL	1815	1047	0.58
Sources Of Data			
Edina City Assessor			
Edina, Hopkins, and Richfield School Districts			

Construction of new single family homes

Over the last decade the City of Edina has experienced an increase in new home construction. Much of this new construction involved the demolition of an existing home and the building of a new one.

During the period between January 1, 2012 and June 30, 2014, 267 permits were issued for construction of new single family homes. The permits issue by quadrant area are listed below

Northeast	174
Northwest	72
Southeast	8
Southwest	13

Map O illustrates the distribution of these new home permits throughout the city.

Map P pictures the locations of new home permits issued during the 2012 calendar year.

By comparing the results of this study with previous research it is possible to determine that the number of school age children in the new homes built in 2012 is 150% of the number of children living in the homes prior to the demolition and new construction.

Legend

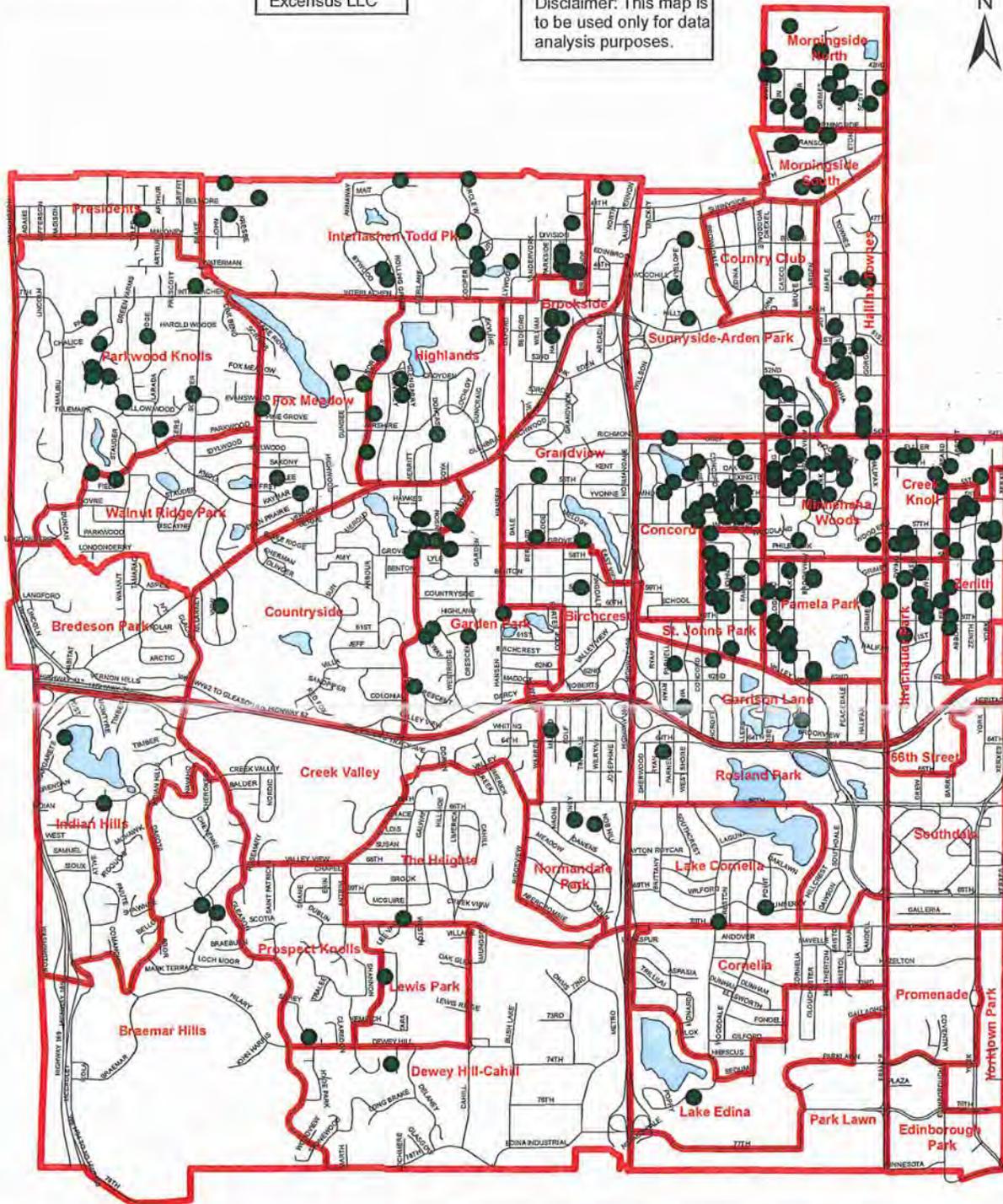
- Bldg Permit
- ▭ Block Groups

Map O

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Distribution of Building Permits For New Single Family Homes, Issued January 1, 2012 - June 30, 2014, Census Block Groups, City of Edina September 2014

Disclaimer: This map is
to be used only for data
analysis purposes.



Legend

- Bldg Permit
- Block Groups

Map P

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Distribution of Building Permits For New Single Family Homes, Issued January 1, - December 30, 2012, Census Block Groups, City of Edina September 2014

Disclaimer: This map is to be used only for data analysis purposes.

