

Saint Paul

- 5.4%

Change in
New Listings

- 9.8%

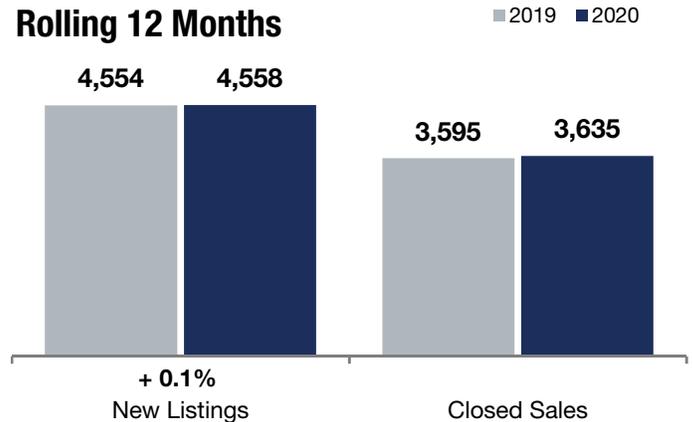
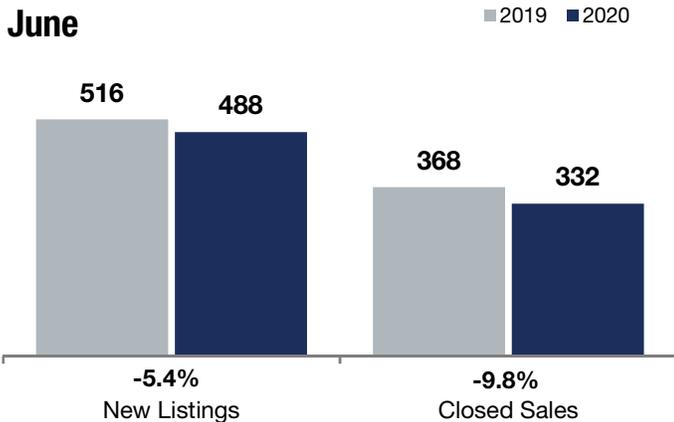
Change in
Closed Sales

+ 6.4%

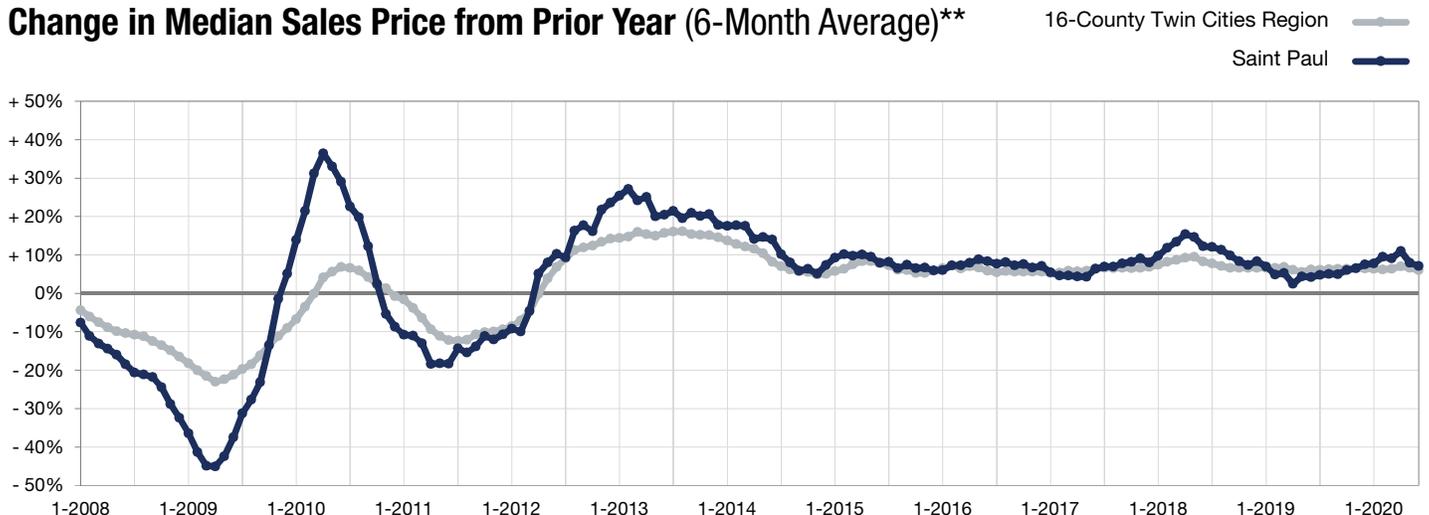
Change in
Median Sales Price

	June			Rolling 12 Months		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	516	488	-5.4%	4,554	4,558	+ 0.1%
Closed Sales	368	332	-9.8%	3,595	3,635	+ 1.1%
Median Sales Price*	\$232,000	\$246,800	+ 6.4%	\$215,000	\$230,000	+ 7.0%
Average Sales Price*	\$267,265	\$286,773	+ 7.3%	\$252,337	\$270,917	+ 7.4%
Price Per Square Foot*	\$176	\$180	+ 2.0%	\$165	\$171	+ 3.4%
Percent of Original List Price Received*	101.7%	100.4%	-1.3%	99.1%	98.9%	-0.2%
Days on Market Until Sale	29	34	+ 17.2%	41	42	+ 2.4%
Inventory of Homes for Sale	664	535	-19.4%	--	--	--
Months Supply of Inventory	2.2	1.7	-22.7%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



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



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	37	27	- 27.0%	306	271	- 11.4%
Como Park	34	29	- 14.7%	291	283	- 2.7%
Dayton's Bluff	29	24	- 17.2%	251	250	- 0.4%
Downtown – St Paul	18	34	+ 88.9%	219	195	- 11.0%
Greater East Side	45	49	+ 8.9%	441	514	+ 16.6%
Hamline-Midway	17	27	+ 58.8%	162	183	+ 13.0%
Highland Park	48	41	- 14.6%	427	401	- 6.1%
Merriam Pk / Lexington-Hamline	26	20	- 23.1%	198	186	- 6.1%
Macalester-Groveland	54	47	- 13.0%	372	408	+ 9.7%
North End	35	33	- 5.7%	289	305	+ 5.5%
Payne-Phalen	48	39	- 18.8%	434	476	+ 9.7%
St. Anthony Park	13	11	- 15.4%	104	86	- 17.3%
Summit Hill	8	14	+ 75.0%	139	141	+ 1.4%
Summit-University	40	30	- 25.0%	324	271	- 16.4%
Thomas-Dale (Frogtown)	18	22	+ 22.2%	156	164	+ 5.1%
West Seventh	24	20	- 16.7%	194	202	+ 4.1%
West Side	22	19	- 13.6%	247	210	- 15.0%

Closed Sales

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
	21	21	0.0%	249	253	+ 1.6%
	36	24	- 33.3%	253	247	- 2.4%
	17	18	+ 5.9%	202	215	+ 6.4%
	17	7	- 58.8%	173	132	- 23.7%
	32	36	+ 12.5%	397	412	+ 3.8%
	16	25	+ 56.3%	140	158	+ 12.9%
	33	28	- 15.2%	314	314	0.0%
	16	10	- 37.5%	144	134	- 6.9%
	38	26	- 31.6%	284	304	+ 7.0%
	18	17	- 5.6%	226	226	0.0%
	41	41	0.0%	350	389	+ 11.1%
	7	11	+ 57.1%	86	83	- 3.5%
	6	9	+ 50.0%	98	95	- 3.1%
	22	16	- 27.3%	225	198	- 12.0%
	12	15	+ 25.0%	116	116	0.0%
	13	8	- 38.5%	160	173	+ 8.1%
	24	19	- 20.8%	177	182	+ 2.8%

Median Sales Price

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$207,275	\$250,000	+ 20.6%	\$211,750	\$225,500	+ 6.5%
Como Park	\$256,250	\$267,750	+ 4.5%	\$245,620	\$262,000	+ 6.7%
Dayton's Bluff	\$205,000	\$213,450	+ 4.1%	\$169,950	\$185,200	+ 9.0%
Downtown – St Paul	\$205,000	\$250,000	+ 22.0%	\$203,000	\$209,950	+ 3.4%
Greater East Side	\$203,500	\$215,450	+ 5.9%	\$190,000	\$205,000	+ 7.9%
Hamline-Midway	\$264,500	\$250,000	- 5.5%	\$220,000	\$235,000	+ 6.8%
Highland Park	\$295,000	\$393,500	+ 33.4%	\$320,000	\$359,900	+ 12.5%
Merriam Pk / Lexington-Hamline	\$287,500	\$465,000	+ 61.7%	\$300,000	\$349,400	+ 16.5%
Macalester-Groveland	\$362,500	\$367,450	+ 1.4%	\$350,000	\$358,500	+ 2.4%
North End	\$187,750	\$185,000	- 1.5%	\$160,000	\$178,250	+ 11.4%
Payne-Phalen	\$210,000	\$199,000	- 5.2%	\$185,317	\$200,500	+ 8.2%
St. Anthony Park	\$280,000	\$306,000	+ 9.3%	\$280,000	\$335,000	+ 19.6%
Summit Hill	\$430,500	\$325,000	- 24.5%	\$470,750	\$437,000	- 7.2%
Summit-University	\$226,000	\$288,250	+ 27.5%	\$240,000	\$266,000	+ 10.8%
Thomas-Dale (Frogtown)	\$182,500	\$160,000	- 12.3%	\$175,000	\$180,000	+ 2.9%
West Seventh	\$199,900	\$273,450	+ 36.8%	\$229,000	\$247,500	+ 8.1%
West Side	\$208,639	\$224,500	+ 7.6%	\$200,000	\$217,500	+ 8.7%

Days on Market Until Sale

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
	27	23	- 14.8%	32	33	+ 3.1%
	19	28	+ 47.4%	27	32	+ 18.5%
	17	25	+ 47.1%	39	40	+ 2.6%
	83	43	- 48.2%	82	61	- 25.6%
	11	22	+ 100.0%	33	32	- 3.0%
	14	13	- 7.1%	23	25	+ 8.7%
	32	59	+ 84.4%	48	40	- 16.7%
	24	59	+ 145.8%	44	58	+ 31.8%
	31	54	+ 74.2%	40	46	+ 15.0%
	19	43	+ 126.3%	37	42	+ 13.5%
	19	22	+ 15.8%	35	39	+ 11.4%
	34	21	- 38.2%	39	34	- 12.8%
	68	51	- 25.0%	67	86	+ 28.4%
	61	60	- 1.6%	50	75	+ 50.0%
	21	26	+ 23.8%	43	37	- 14.0%
	22	19	- 13.6%	41	46	+ 12.2%
	40	26	- 35.0%	39	41	+ 5.1%

Pct. Of Original Price Received

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	102.2%	102.4%	+ 0.2%	99.7%	100.2%	+ 0.5%
Como Park	102.9%	100.7%	- 2.1%	100.2%	99.7%	- 0.5%
Dayton's Bluff	104.4%	100.2%	- 4.0%	98.6%	98.0%	- 0.6%
Downtown – St Paul	99.0%	98.0%	- 1.0%	96.9%	97.1%	+ 0.2%
Greater East Side	103.0%	101.1%	- 1.8%	100.1%	100.2%	+ 0.1%
Hamline-Midway	101.9%	104.1%	+ 2.2%	100.0%	101.2%	+ 1.2%
Highland Park	101.4%	97.8%	- 3.6%	98.7%	98.5%	- 0.2%
Merriam Pk / Lexington-Hamline	100.4%	97.1%	- 3.3%	98.0%	97.7%	- 0.3%
Macalester-Groveland	99.6%	98.1%	- 1.5%	99.0%	97.5%	- 1.5%
North End	102.8%	100.5%	- 2.2%	99.4%	98.5%	- 0.9%
Payne-Phalen	104.6%	101.7%	- 2.8%	100.2%	99.5%	- 0.7%
St. Anthony Park	98.3%	99.1%	+ 0.8%	98.0%	99.1%	+ 1.1%
Summit Hill	100.5%	96.9%	- 3.6%	98.0%	97.3%	- 0.7%
Summit-University	96.5%	100.2%	+ 3.8%	97.2%	97.7%	+ 0.5%
Thomas-Dale (Frogtown)	103.5%	100.3%	- 3.1%	99.1%	98.0%	- 1.1%
West Seventh	102.4%	101.1%	- 1.3%	99.5%	98.4%	- 1.1%
West Side	100.9%	100.6%	- 0.3%	99.2%	99.9%	+ 0.7%

Inventory

	6-2019	6-2020	+ / -	6-2019	6-2020	+ / -
	37	22	- 40.5%	1.8	1.1	- 38.9%
	36	24	- 33.3%	1.8	1.1	- 38.9%
	43	34	- 20.9%	2.6	2.0	- 23.1%
	36	64	+ 77.8%	2.5	5.7	+ 128.0%
	46	46	0.0%	1.4	1.3	- 7.1%
	14	17	+ 21.4%	1.2	1.3	+ 8.3%
	48	44	- 8.3%	1.7	1.8	+ 5.9%
	39	32	- 17.9%	3.4	2.8	- 17.6%
	69	51	- 26.1%	2.9	2.0	- 31.0%
	42	34	- 19.0%	2.3	1.7	- 26.1%
	51	38	- 25.5%	1.8	1.2	- 33.3%
	16	7	- 56.3%	2.3	1.0	- 56.5%
	30	28	- 6.7%	4.0	3.4	- 15.0%
	67	45	- 32.8%	3.7	2.6	- 29.7%
	20	14	- 30.0%	2.1	1.3	- 38.1%
	30	18	- 40.0%	2.3	1.3	- 43.5%
	40	15	- 62.5%	2.6	1.0	- 61.5%

Months Supply

* R12 = Rolling 12 Months. This means 12 months of data, combining the report month's total and the 11 months prior.