

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Saint Paul

**+ 2.3%**

Change in  
New Listings

**- 4.9%**

Change in  
Closed Sales

**+ 7.7%**

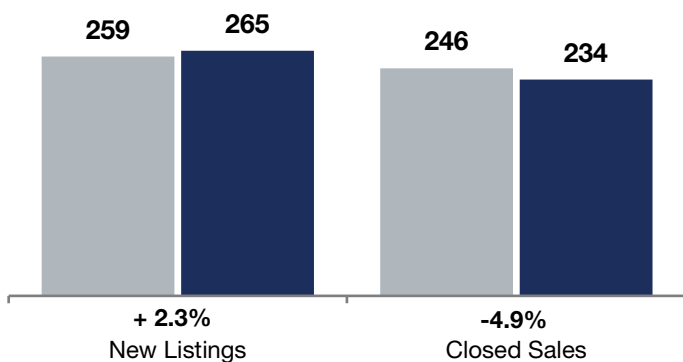
Change in  
Median Sales Price

	March			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	259	265	+ 2.3%	4,048	3,520	-13.0%
Closed Sales	246	234	-4.9%	3,302	2,753	-16.6%
Median Sales Price*	\$260,000	<b>\$280,000</b>	+ 7.7%	\$275,000	<b>\$280,000</b>	+ 1.8%
Average Sales Price*	\$312,101	<b>\$327,124</b>	+ 4.8%	\$324,732	<b>\$332,528</b>	+ 2.4%
Price Per Square Foot*	\$199	<b>\$202</b>	+ 1.5%	\$203	<b>\$207</b>	+ 1.9%
Percent of Original List Price Received*	98.3%	<b>98.3%</b>	0.0%	100.3%	<b>100.4%</b>	+ 0.1%
Days on Market Until Sale	64	52	-18.8%	35	37	+ 5.7%
Inventory of Homes for Sale	319	353	+ 10.7%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

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

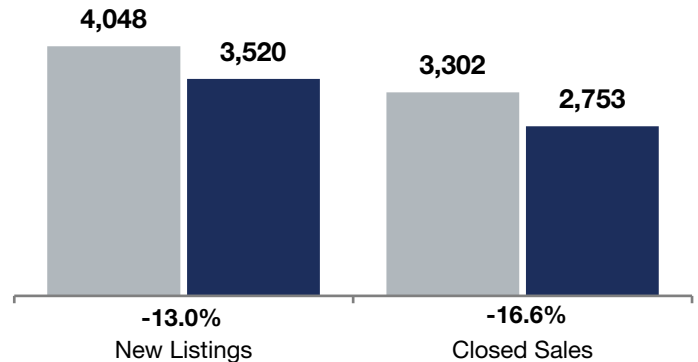
### March

■ 2023 ■ 2024



### Rolling 12 Months

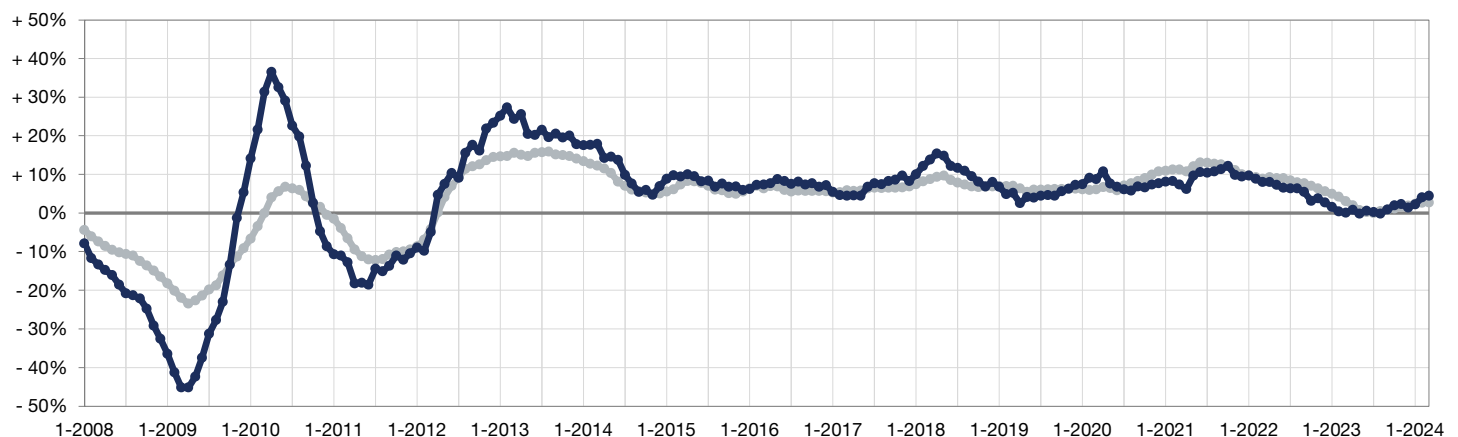
■ 2023 ■ 2024



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

16-County Twin Cities Region

Saint Paul



\*\* 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 – March 2024

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	16	11	- 31.3%	234	233	- 0.4%
Como Park	14	13	- 7.1%	259	206	- 20.5%
Dayton's Bluff	11	11	0.0%	221	180	- 18.6%
Downtown – St Paul	25	16	- 36.0%	245	220	- 10.2%
Greater East Side	14	23	+ 64.3%	400	311	- 22.3%
Hamline-Midway	9	8	- 11.1%	168	146	- 13.1%
Highland Park	24	50	+ 108.3%	408	394	- 3.4%
Merriam Pk / Lexington-Hamline	15	10	- 33.3%	186	156	- 16.1%
Macalester-Groveland	24	25	+ 4.2%	343	296	- 13.7%
North End	14	16	+ 14.3%	247	210	- 15.0%
Payne-Phalen	25	23	- 8.0%	355	333	- 6.2%
St. Anthony Park	4	6	+ 50.0%	86	75	- 12.8%
Summit Hill	7	8	+ 14.3%	125	122	- 2.4%
Summit-University	24	19	- 20.8%	245	195	- 20.4%
Thomas-Dale (Frogtown)	7	10	+ 42.9%	152	131	- 13.8%
West Seventh	13	7	- 46.2%	185	155	- 16.2%
West Side	13	9	- 30.8%	175	159	- 9.1%

## Closed Sales

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
	20	18	- 10.0%	213	179	- 16.0%
	15	13	- 13.3%	220	181	- 17.7%
	22	15	- 31.8%	185	147	- 20.5%
	11	15	+ 36.4%	135	131	- 3.0%
	24	21	- 12.5%	347	252	- 27.4%
	4	5	+ 25.0%	139	127	- 8.6%
	24	25	+ 4.2%	320	286	- 10.6%
	6	16	+ 166.7%	142	126	- 11.3%
	20	14	- 30.0%	298	247	- 17.1%
	15	12	- 20.0%	209	161	- 23.0%
	22	27	+ 22.7%	281	269	- 4.3%
	2	4	+ 100.0%	72	54	- 25.0%
	4	6	+ 50.0%	113	77	- 31.9%
	20	18	- 10.0%	187	162	- 13.4%
	11	8	- 27.3%	115	100	- 13.0%
	9	8	- 11.1%	169	121	- 28.4%
	17	9	- 47.1%	146	135	- 7.5%

## Median Sales Price

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$289,500	\$275,000	- 5.0%	\$280,000	\$285,000	+ 1.8%
Como Park	\$275,000	\$345,500	+ 25.6%	\$316,425	\$323,750	+ 2.3%
Dayton's Bluff	\$249,000	\$250,000	+ 0.4%	\$235,000	\$250,000	+ 6.4%
Downtown – St Paul	\$175,000	\$145,000	- 17.1%	\$195,000	\$190,000	- 2.6%
Greater East Side	\$242,450	\$226,000	- 6.8%	\$250,000	\$256,000	+ 2.4%
Hamline-Midway	\$276,500	\$280,000	+ 1.3%	\$285,000	\$280,000	- 1.8%
Highland Park	\$525,750	\$449,000	- 14.6%	\$422,250	\$465,000	+ 10.1%
Merriam Pk / Lexington-Hamline	\$298,200	\$400,500	+ 34.3%	\$377,500	\$400,000	+ 6.0%
Macalester-Groveland	\$357,500	\$407,500	+ 14.0%	\$415,000	\$410,000	- 1.2%
North End	\$205,000	\$233,950	+ 14.1%	\$225,000	\$215,000	- 4.4%
Payne-Phalen	\$221,000	\$230,000	+ 4.1%	\$234,000	\$240,000	+ 2.6%
St. Anthony Park	\$270,000	\$248,500	- 8.0%	\$366,500	\$287,750	- 21.5%
Summit Hill	\$454,950	\$500,000	+ 9.9%	\$445,675	\$515,000	+ 15.6%
Summit-University	\$305,000	\$279,200	- 8.5%	\$300,000	\$280,000	- 6.7%
Thomas-Dale (Frogtown)	\$240,000	\$251,700	+ 4.9%	\$219,000	\$241,000	+ 10.0%
West Seventh	\$265,000	\$315,000	+ 18.9%	\$280,000	\$286,400	+ 2.3%
West Side	\$258,000	\$200,000	- 22.5%	\$257,000	\$250,000	- 2.7%

## Days on Market Until Sale

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
	55	46	- 16.4%	22	29	+ 31.8%
	28	26	- 7.1%	22	25	+ 13.6%
	52	36	- 30.8%	34	29	- 14.7%
	233	169	- 27.5%	126	134	+ 6.3%
	65	51	- 21.5%	28	28	0.0%
	135	11	- 91.9%	25	24	- 4.0%
	27	44	+ 63.0%	24	33	+ 37.5%
	44	47	+ 6.8%	32	34	+ 6.3%
	53	33	- 37.7%	33	33	0.0%
	90	55	- 38.9%	35	33	- 5.7%
	67	43	- 35.8%	37	29	- 21.6%
	38	17	- 55.3%	32	43	+ 34.4%
	40	119	+ 197.5%	54	57	+ 5.6%
	91	82	- 9.9%	48	45	- 6.3%
	38	8	- 78.9%	39	30	- 23.1%
	38	33	- 13.2%	26	36	+ 38.5%
	48	20	- 58.3%	27	30	+ 11.1%

## Pct. Of Original Price Received

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	99.1%	99.4%	+ 0.3%	101.2%	101.8%	+ 0.6%
Como Park	100.1%	109.9%	+ 9.8%	102.7%	102.6%	- 0.1%
Dayton's Bluff	99.2%	98.1%	- 1.1%	100.5%	100.2%	- 0.3%
Downtown – St Paul	92.2%	92.6%	+ 0.4%	95.3%	94.4%	- 0.9%
Greater East Side	96.6%	96.5%	- 0.1%	101.3%	101.7%	+ 0.4%
Hamline-Midway	100.4%	103.7%	+ 3.3%	102.8%	101.9%	- 0.9%
Highland Park	98.5%	97.4%	- 1.1%	100.9%	99.9%	- 1.0%
Merriam Pk / Lexington-Hamline	99.4%	98.8%	- 0.6%	99.7%	99.3%	- 0.4%
Macalester-Groveland	100.8%	97.1%	- 3.7%	100.2%	100.2%	0.0%
North End	97.8%	98.4%	+ 0.6%	100.4%	100.9%	+ 0.5%
Payne-Phalen	99.1%	98.3%	- 0.8%	99.9%	101.5%	+ 1.6%
St. Anthony Park	98.3%	97.1%	- 1.2%	98.1%	98.8%	+ 0.7%
Summit Hill	94.1%	94.8%	+ 0.7%	97.9%	97.6%	- 0.3%
Summit-University	93.3%	94.8%	+ 1.6%	97.8%	98.9%	+ 1.1%
Thomas-Dale (Frogtown)	100.6%	105.4%	+ 4.8%	98.5%	100.6%	+ 2.1%
West Seventh	99.1%	97.2%	- 1.9%	101.5%	101.5%	0.0%
West Side	101.6%	99.5%	- 2.1%	100.8%	101.5%	+ 0.7%

## Inventory

	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
	20	16	- 20.0%	1.2	1.1	- 8.3%
	13	12	- 7.7%	0.7	0.8	+ 14.3%
	13	16	+ 23.1%	0.9	1.3	+ 44.4%
	71	62	- 12.7%	6.6	5.8	- 12.1%
	17	22	+ 29.4%	0.6	1.0	+ 66.7%
	8	12	+ 50.0%	0.7	1.1	+ 57.1%
	24	25	+ 4.2%	0.9	1.0	+ 11.1%
	11	13	+ 18.2%	0.9	1.3	+ 44.4%
	25	22	- 12.0%	1.0	1.1	+ 10.0%
	13	22	+ 69.2%	0.8	1.6	+ 100.0%
	27	37	+ 37.0%	1.2	1.6	+ 33.3%
	6	8	+ 33.3%	1.1	1.7	+ 54.5%
	11	21	+ 90.9%	1.3	3.2	+ 146.2%
	26	27	+ 3.8%	1.8	2.0	+ 11.1%
	10	18	+ 80.0%	1.0	2.1	+ 110.0%
	10	11	+ 10.0%	0.8	1.1	+ 37.5%
	14	9	- 35.7%	1.2	0.8	- 33.3%

## Months Supply

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