

Saint Paul

+ 5.8%

Change in
New Listings

- 4.2%

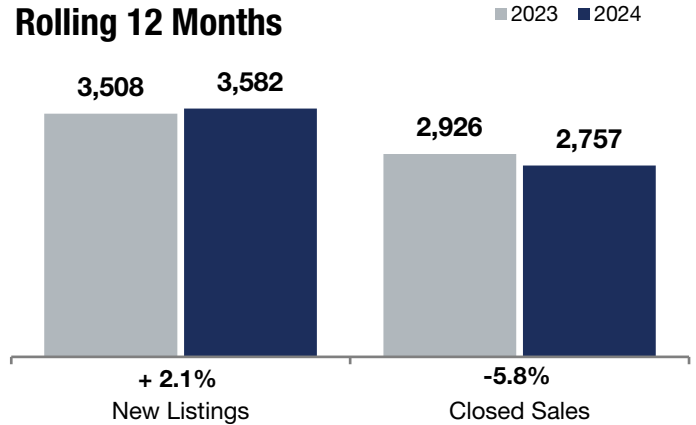
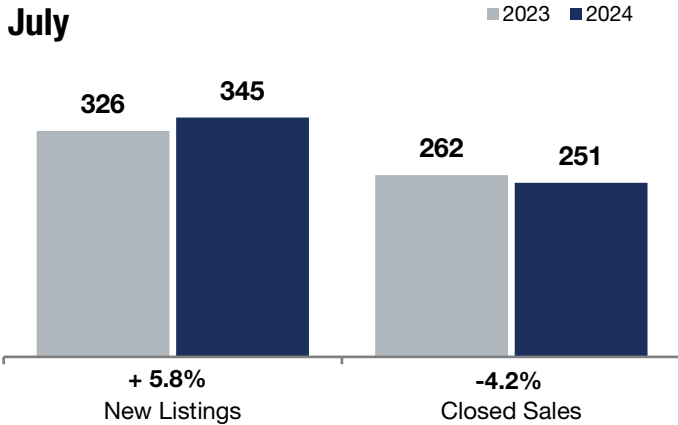
Change in
Closed Sales

+ 5.8%

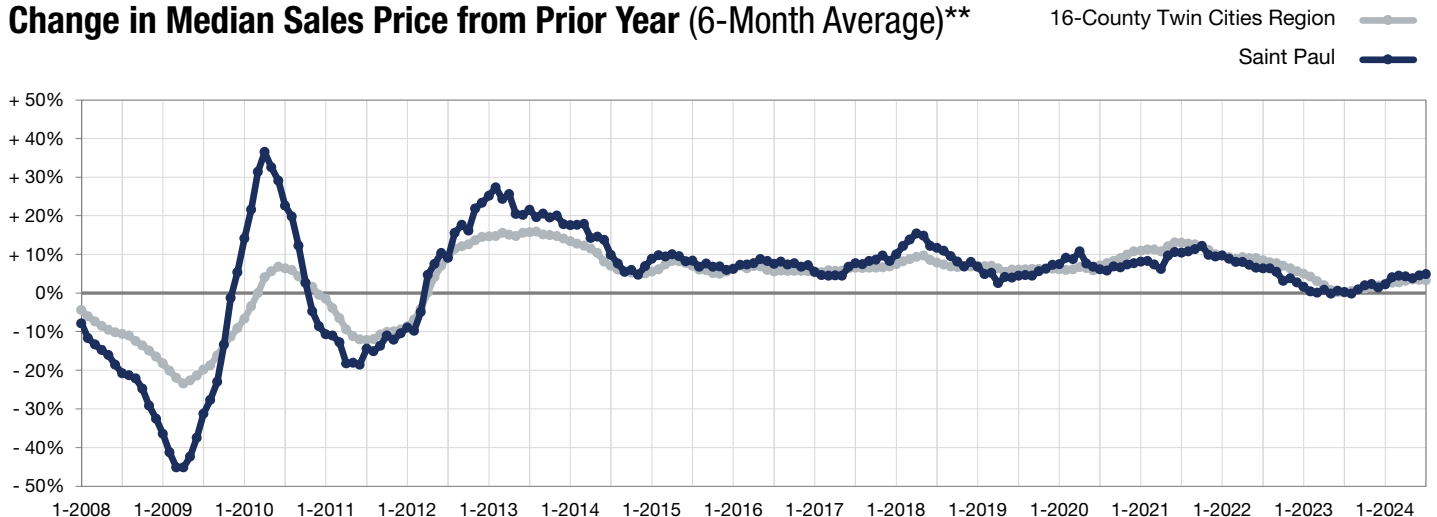
Change in
Median Sales Price

	July			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	326	345	+ 5.8%	3,508	3,582	+ 2.1%
Closed Sales	262	251	-4.2%	2,926	2,757	-5.8%
Median Sales Price*	\$283,500	\$300,000	+ 5.8%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$327,157	\$360,386	+ 10.2%	\$325,634	\$336,167	+ 3.2%
Price Per Square Foot*	\$205	\$218	+ 6.0%	\$202	\$208	+ 3.2%
Percent of Original List Price Received*	101.8%	100.3%	-1.5%	99.5%	99.8%	+ 0.3%
Days on Market Until Sale	24	34	+ 41.7%	39	39	0.0%
Inventory of Homes for Sale	418	475	+ 13.6%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

* 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 – July 2024

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	18	27	+ 50.0%	198	252	+ 27.3%
Como Park	27	18	- 33.3%	222	199	- 10.4%
Dayton's Bluff	25	14	- 44.0%	175	178	+ 1.7%
Downtown – St Paul	21	16	- 23.8%	218	230	+ 5.5%
Greater East Side	31	30	- 3.2%	327	307	- 6.1%
Hamline-Midway	17	12	- 29.4%	142	151	+ 6.3%
Highland Park	26	36	+ 38.5%	378	414	+ 9.5%
Merriam Pk / Lexington-Hamline	16	13	- 18.8%	158	164	+ 3.8%
Macalester-Groveland	33	32	- 3.0%	313	295	- 5.8%
North End	15	24	+ 60.0%	203	228	+ 12.3%
Payne-Phalen	32	26	- 18.8%	332	305	- 8.1%
St. Anthony Park	8	7	- 12.5%	78	69	- 11.5%
Summit Hill	6	10	+ 66.7%	108	115	+ 6.5%
Summit-University	16	26	+ 62.5%	212	218	+ 2.8%
Thomas-Dale (Frogtown)	9	17	+ 88.9%	119	127	+ 6.7%
West Seventh	19	17	- 10.5%	152	148	- 2.6%
West Side	7	20	+ 185.7%	168	183	+ 8.9%

Closed Sales

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
	21	18	- 14.3%	192	175	- 8.9%
	25	16	- 36.0%	194	178	- 8.2%
	12	14	+ 16.7%	145	143	- 1.4%
	5	8	+ 60.0%	123	119	- 3.3%
	20	24	+ 20.0%	290	254	- 12.4%
	9	18	+ 100.0%	114	138	+ 21.1%
	30	21	- 30.0%	307	289	- 5.9%
	10	19	+ 90.0%	125	132	+ 5.6%
	30	25	- 16.7%	269	244	- 9.3%
	12	10	- 16.7%	188	170	- 9.6%
	25	21	- 16.0%	276	274	- 0.7%
	4	6	+ 50.0%	62	48	- 22.6%
	6	11	+ 83.3%	82	94	+ 14.6%
	17	8	- 52.9%	173	150	- 13.3%
	13	4	- 69.2%	101	100	- 1.0%
	8	11	+ 37.5%	134	109	- 18.7%
	15	17	+ 13.3%	145	141	- 2.8%

Median Sales Price

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$290,000	\$319,033	+ 10.0%	\$275,000	\$285,000	+ 3.6%
Como Park	\$325,000	\$385,000	+ 18.5%	\$315,000	\$318,750	+ 1.2%
Dayton's Bluff	\$237,373	\$234,500	- 1.2%	\$227,500	\$245,000	+ 7.7%
Downtown – St Paul	\$162,000	\$170,000	+ 4.9%	\$200,000	\$182,000	- 9.0%
Greater East Side	\$277,950	\$270,000	- 2.9%	\$250,000	\$258,900	+ 3.6%
Hamline-Midway	\$300,000	\$275,000	- 8.3%	\$273,950	\$280,000	+ 2.2%
Highland Park	\$442,500	\$450,000	+ 1.7%	\$455,000	\$460,000	+ 1.1%
Merriam Pk / Lexington-Hamline	\$394,500	\$451,500	+ 14.4%	\$390,000	\$400,000	+ 2.6%
Macalester-Groveland	\$402,500	\$450,000	+ 11.8%	\$402,000	\$435,000	+ 8.2%
North End	\$259,950	\$272,500	+ 4.8%	\$216,000	\$219,500	+ 1.6%
Payne-Phalen	\$250,000	\$249,900	- 0.0%	\$235,000	\$240,500	+ 2.3%
St. Anthony Park	\$273,500	\$301,000	+ 10.1%	\$303,450	\$305,000	+ 0.5%
Summit Hill	\$557,500	\$699,900	+ 25.5%	\$449,950	\$535,000	+ 18.9%
Summit-University	\$245,000	\$310,000	+ 26.5%	\$295,000	\$292,000	- 1.0%
Thomas-Dale (Frogtown)	\$255,000	\$263,000	+ 3.1%	\$223,000	\$240,050	+ 7.6%
West Seventh	\$267,000	\$289,990	+ 8.6%	\$279,000	\$287,100	+ 2.9%
West Side	\$268,500	\$255,500	- 4.8%	\$258,000	\$255,500	- 1.0%

Days on Market Until Sale

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
	12	13	+ 8.3%	25	33	+ 32.0%
	19	25	+ 31.6%	25	25	0.0%
	25	31	+ 24.0%	36	29	- 19.4%
	36	188	+ 422.2%	139	141	+ 1.4%
	28	31	+ 10.7%	31	29	- 6.5%
	15	10	- 33.3%	30	22	- 26.7%
	25	26	+ 4.0%	29	33	+ 13.8%
	17	23	+ 35.3%	30	37	+ 23.3%
	26	22	- 15.4%	33	35	+ 6.1%
	19	42	+ 121.1%	39	38	- 2.6%
	28	40	+ 42.9%	38	34	- 10.5%
	42	53	+ 26.2%	46	58	+ 26.1%
	62	74	+ 19.4%	57	60	+ 5.3%
	39	32	- 17.9%	56	45	- 19.6%
	13	20	+ 53.8%	42	35	- 16.7%
	17	42	+ 147.1%	34	41	+ 20.6%
	23	14	- 39.1%	29	28	- 3.4%

Pct. Of Original Price Received

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	106.6%	101.3%	- 5.0%	101.2%	100.5%	- 0.7%
Como Park	99.6%	102.2%	+ 2.6%	101.6%	102.3%	+ 0.7%
Dayton's Bluff	101.7%	98.8%	- 2.9%	98.7%	100.4%	+ 1.7%
Downtown – St Paul	100.0%	90.8%	- 9.2%	94.6%	93.7%	- 1.0%
Greater East Side	103.0%	100.1%	- 2.8%	100.3%	100.6%	+ 0.3%
Hamline-Midway	101.8%	99.4%	- 2.4%	101.1%	100.8%	- 0.3%
Highland Park	100.9%	102.4%	+ 1.5%	99.8%	99.7%	- 0.1%
Merriam Pk / Lexington-Hamline	99.3%	98.5%	- 0.8%	98.8%	98.0%	- 0.8%
Macalester-Groveland	99.8%	102.6%	+ 2.8%	99.6%	100.6%	+ 1.0%
North End	103.6%	101.3%	- 2.2%	99.0%	99.6%	+ 0.6%
Payne-Phalen	103.8%	100.0%	- 3.7%	99.6%	100.7%	+ 1.1%
St. Anthony Park	93.8%	97.2%	+ 3.6%	97.3%	98.5%	+ 1.2%
Summit Hill	98.3%	98.1%	- 0.2%	97.5%	97.1%	- 0.4%
Summit-University	99.0%	99.5%	+ 0.5%	98.2%	98.2%	0.0%
Thomas-Dale (Frogtown)	104.8%	99.3%	- 5.2%	98.9%	98.3%	- 0.6%
West Seventh	101.5%	100.4%	- 1.1%	100.4%	100.6%	+ 0.2%
West Side	104.8%	103.6%	- 1.1%	100.7%	101.9%	+ 1.2%

Inventory

	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
	21	28	+ 33.3%	1.4	1.8	+ 28.6%
	15	21	+ 40.0%	0.9	1.5	+ 66.7%
	28	19	- 32.1%	2.4	1.6	- 33.3%
	67	73	+ 9.0%	6.5	7.5	+ 15.4%
	23	28	+ 21.7%	1.0	1.3	+ 30.0%
	10	16	+ 60.0%	0.9	1.5	+ 66.7%
	44	53	+ 20.5%	1.8	2.2	+ 22.2%
	20	22	+ 10.0%	2.0	2.0	0.0%
	39	30	- 23.1%	1.8	1.4	- 22.2%
	16	23	+ 43.8%	1.1	1.6	+ 45.5%
	31	29	- 6.5%	1.3	1.3	0.0%
	12	8	- 33.3%	2.4	1.8	- 25.0%
	24	15	- 37.5%	3.8	2.0	- 47.4%
	19	45	+ 136.8%	1.3	3.7	+ 184.6%
	13	18	+ 38.5%	1.5	2.1	+ 40.0%
	18	25	+ 38.9%	1.6	2.8	+ 75.0%
	18	22	+ 22.2%	1.5	1.8	+ 20.0%

Months Supply

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