

## Saint Paul

**+ 4.4%**

Change in  
New Listings

**+ 12.2%**

Change in  
Closed Sales

**+ 6.1%**

Change in  
Median Sales Price

### October

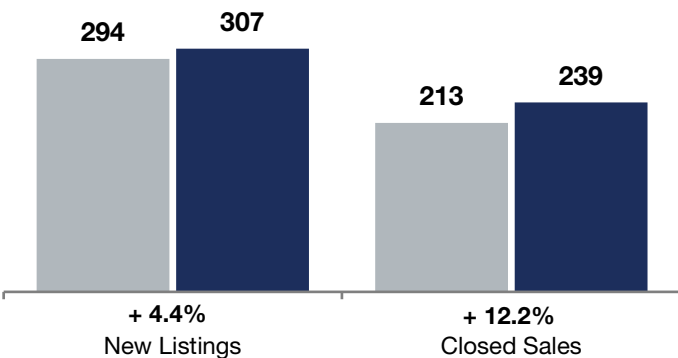
### Rolling 12 Months

	2023	2024	+ / -	2023	2024	+ / -
New Listings	294	<b>307</b>	+ 4.4%	3,373	<b>3,620</b>	+ 7.3%
Closed Sales	213	<b>239</b>	+ 12.2%	2,803	<b>2,702</b>	-3.6%
Median Sales Price*	\$270,000	<b>\$286,400</b>	+ 6.1%	\$278,725	<b>\$290,000</b>	+ 4.0%
Average Sales Price*	\$313,723	<b>\$346,206</b>	+ 10.4%	\$330,440	<b>\$337,683</b>	+ 2.2%
Price Per Square Foot*	\$202	<b>\$207</b>	+ 2.2%	\$205	<b>\$208</b>	+ 1.8%
Percent of Original List Price Received*	100.0%	<b>98.6%</b>	-1.4%	100.0%	<b>99.4%</b>	-0.6%
Days on Market Until Sale	26	<b>47</b>	+ 80.8%	39	<b>41</b>	+ 5.1%
Inventory of Homes for Sale	494	<b>498</b>	+ 0.8%	--	--	--
Months Supply of Inventory	2.1	<b>2.2</b>	+ 4.8%	--	--	--

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

### October

■ 2023 ■ 2024



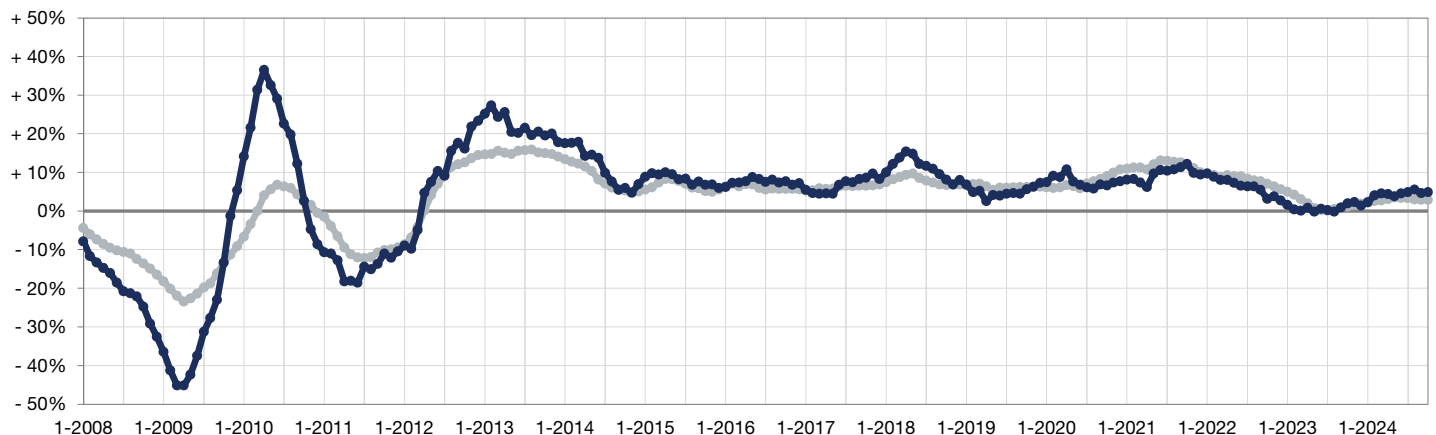
### Rolling 12 Months

■ 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 – October 2024

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	25	18	- 28.0%	215	239	+ 11.2%
Como Park	19	15	- 21.1%	207	191	- 7.7%
Dayton's Bluff	12	16	+ 33.3%	173	180	+ 4.0%
Downtown – St Paul	14	25	+ 78.6%	214	244	+ 14.0%
Greater East Side	28	37	+ 32.1%	294	320	+ 8.8%
Hamline-Midway	13	11	- 15.4%	133	154	+ 15.8%
Highland Park	26	32	+ 23.1%	354	425	+ 20.1%
Merriam Pk / Lexington-Hamline	10	13	+ 30.0%	152	171	+ 12.5%
Macalester-Groveland	25	21	- 16.0%	306	284	- 7.2%
North End	18	17	- 5.6%	200	211	+ 5.5%
Payne-Phalen	22	31	+ 40.9%	314	315	+ 0.3%
St. Anthony Park	3	5	+ 66.7%	71	78	+ 9.9%
Summit Hill	12	9	- 25.0%	109	111	+ 1.8%
Summit-University	20	19	- 5.0%	205	236	+ 15.1%
Thomas-Dale (Frogtown)	12	11	- 8.3%	116	134	+ 15.5%
West Seventh	17	15	- 11.8%	151	147	- 2.6%
West Side	18	12	- 33.3%	159	180	+ 13.2%

## Closed Sales

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
	12	15	+ 25.0%	169	189	+ 11.8%
	19	15	- 21.1%	193	162	- 16.1%
	11	17	+ 54.5%	148	136	- 8.1%
	9	8	- 11.1%	135	105	- 22.2%
	20	22	+ 10.0%	262	253	- 3.4%
	8	13	+ 62.5%	117	132	+ 12.8%
	12	21	+ 75.0%	282	295	+ 4.6%
	9	16	+ 77.8%	114	141	+ 23.7%
	20	18	- 10.0%	266	243	- 8.6%
	12	16	+ 33.3%	167	168	+ 0.6%
	22	30	+ 36.4%	280	251	- 10.4%
	5	6	+ 20.0%	53	52	- 1.9%
	3	6	+ 100.0%	77	87	+ 13.0%
	20	14	- 30.0%	178	142	- 20.2%
	8	2	- 75.0%	96	105	+ 9.4%
	9	9	0.0%	123	107	- 13.0%
	14	11	- 21.4%	142	134	- 5.6%

## Median Sales Price

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$292,500	\$308,000	+ 5.3%	\$285,000	\$290,000	+ 1.8%
Como Park	\$298,000	\$305,000	+ 2.3%	\$320,000	\$319,950	- 0.0%
Dayton's Bluff	\$232,000	\$245,000	+ 5.6%	\$236,900	\$235,000	- 0.8%
Downtown – St Paul	\$125,000	\$186,000	+ 48.8%	\$175,000	\$195,000	+ 11.4%
Greater East Side	\$256,750	\$262,250	+ 2.1%	\$252,500	\$259,900	+ 2.9%
Hamline-Midway	\$215,500	\$285,000	+ 32.3%	\$275,000	\$280,000	+ 1.8%
Highland Park	\$445,000	\$425,000	- 4.5%	\$475,000	\$450,000	- 5.3%
Merriam Pk / Lexington-Hamline	\$398,000	\$390,950	- 1.8%	\$393,500	\$390,000	- 0.9%
Macalester-Groveland	\$387,450	\$372,000	- 4.0%	\$410,000	\$432,000	+ 5.4%
North End	\$204,500	\$222,250	+ 8.7%	\$207,000	\$237,450	+ 14.7%
Payne-Phalen	\$238,150	\$257,500	+ 8.1%	\$240,000	\$240,000	0.0%
St. Anthony Park	\$440,000	\$277,750	- 36.9%	\$282,500	\$326,750	+ 15.7%
Summit Hill	\$630,000	\$366,250	- 41.9%	\$530,000	\$530,000	0.0%
Summit-University	\$272,000	\$289,099	+ 6.3%	\$290,000	\$299,450	+ 3.3%
Thomas-Dale (Frogtown)	\$256,500	\$320,000	+ 24.8%	\$233,750	\$238,100	+ 1.9%
West Seventh	\$260,000	\$342,500	+ 31.7%	\$285,000	\$295,000	+ 3.5%
West Side	\$247,000	\$260,000	+ 5.3%	\$254,000	\$263,500	+ 3.7%

## Days on Market Until Sale

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
	26	40	+ 53.8%	24	36	+ 50.0%
	18	38	+ 111.1%	26	27	+ 3.8%
	9	48	+ 433.3%	33	36	+ 9.1%
	76	214	+ 181.6%	137	150	+ 9.5%
	28	21	- 25.0%	32	30	- 6.3%
	15	32	+ 113.3%	29	23	- 20.7%
	10	48	+ 380.0%	29	36	+ 24.1%
	13	42	+ 223.1%	30	40	+ 33.3%
	28	44	+ 57.1%	31	37	+ 19.4%
	27	34	+ 25.9%	39	37	- 5.1%
	25	29	+ 16.0%	34	36	+ 5.9%
	37	38	+ 2.7%	44	60	+ 36.4%
	20	46	+ 130.0%	60	60	0.0%
	25	82	+ 228.0%	51	54	+ 5.9%
	23	9	- 60.9%	38	37	- 2.6%
	26	33	+ 26.9%	38	41	+ 7.9%
	36	67	+ 86.1%	33	29	- 12.1%

## Pct. Of Original Price Received

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	98.0%	98.4%	+ 0.4%	102.0%	99.8%	- 2.2%
Como Park	101.1%	95.8%	- 5.2%	101.8%	101.0%	- 0.8%
Dayton's Bluff	105.5%	93.9%	- 11.0%	99.6%	98.8%	- 0.8%
Downtown – St Paul	94.4%	91.2%	- 3.4%	94.2%	93.8%	- 0.4%
Greater East Side	102.2%	99.9%	- 2.3%	100.8%	99.8%	- 1.0%
Hamline-Midway	99.8%	100.6%	+ 0.8%	101.9%	100.6%	- 1.3%
Highland Park	100.7%	100.7%	0.0%	100.2%	99.6%	- 0.6%
Merriam Pk / Lexington-Hamline	101.1%	96.4%	- 4.6%	99.1%	97.6%	- 1.5%
Macalester-Groveland	96.4%	99.9%	+ 3.6%	100.4%	100.2%	- 0.2%
North End	101.9%	99.3%	- 2.6%	99.6%	99.8%	+ 0.2%
Payne-Phalen	103.2%	101.0%	- 2.1%	100.9%	100.0%	- 0.9%
St. Anthony Park	99.0%	108.6%	+ 9.7%	98.2%	99.2%	+ 1.0%
Summit Hill	98.2%	96.6%	- 1.6%	97.0%	97.3%	+ 0.3%
Summit-University	96.8%	97.6%	+ 0.8%	98.3%	98.4%	+ 0.1%
Thomas-Dale (Frogtown)	100.3%	101.0%	+ 0.7%	99.0%	98.3%	- 0.7%
West Seventh	99.3%	98.9%	- 0.4%	100.9%	100.0%	- 0.9%
West Side	98.2%	95.0%	- 3.3%	100.8%	101.3%	+ 0.5%

## Inventory

	10-2023	10-2024	+ / -	10-2023	10-2024	+ / -
	28	21	- 25.0%	1.9	1.4	- 26.3%
	19	22	+ 15.8%	1.2	1.6	+ 33.3%
	21	18	- 14.3%	1.7	1.5	- 11.8%
	64	76	+ 18.8%	5.9	8.5	+ 44.1%
	39	34	- 12.8%	1.8	1.6	- 11.1%
	13	9	- 30.8%	1.3	0.8	- 38.5%
	54	53	- 1.9%	2.5	2.1	- 16.0%
	25	19	- 24.0%	2.6	1.6	- 38.5%
	33	32	- 3.0%	1.5	1.6	+ 6.7%
	36	23	- 36.1%	2.7	1.6	- 40.7%
	29	42	+ 44.8%	1.2	2.0	+ 66.7%
	11	12	+ 9.1%	2.4	2.6	+ 8.3%
	28	23	- 17.9%	4.6	3.2	- 30.4%
	35	45	+ 28.6%	2.4	3.6	+ 50.0%
	14	19	+ 35.7%	1.7	2.1	+ 23.5%
	24	29	+ 20.8%	2.4	3.1	+ 29.2%
	21	21	0.0%	1.8	1.8	0.0%

## Months Supply

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