

# Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Saint Paul

**+ 1.3%**

**- 14.7%**

**+ 6.8%**

Change in  
New Listings

Change in  
Closed Sales

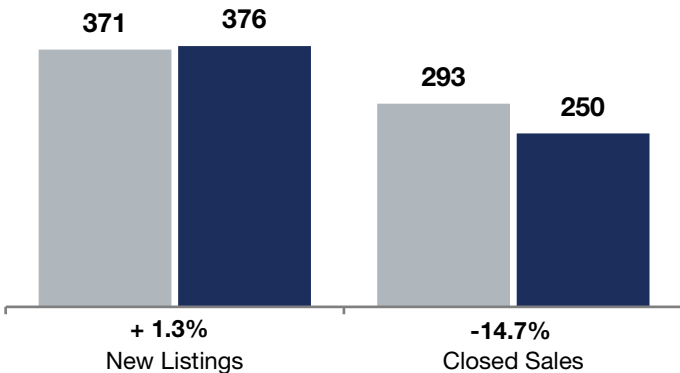
Change in  
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	371	376	+ 1.3%	3,591	3,519	-2.0%
Closed Sales	293	250	-14.7%	2,846	2,656	-6.7%
Median Sales Price*	\$293,500	<b>\$313,500</b>	+ 6.8%	\$283,000	<b>\$299,450</b>	+ 5.8%
Average Sales Price*	\$334,144	<b>\$367,925</b>	+ 10.1%	\$332,465	<b>\$355,662</b>	+ 7.0%
Price Per Square Foot*	\$215	<b>\$224</b>	+ 3.8%	\$208	<b>\$212</b>	+ 2.1%
Percent of Original List Price Received*	100.8%	<b>101.6%</b>	+ 0.8%	100.2%	<b>99.4%</b>	-0.8%
Days on Market Until Sale	39	45	+ 15.4%	37	43	+ 16.2%
Inventory of Homes for Sale	429	453	+ 5.6%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

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

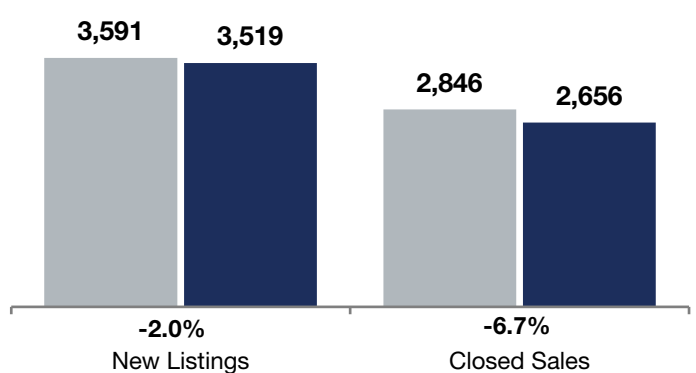
### May

■ 2024 ■ 2025



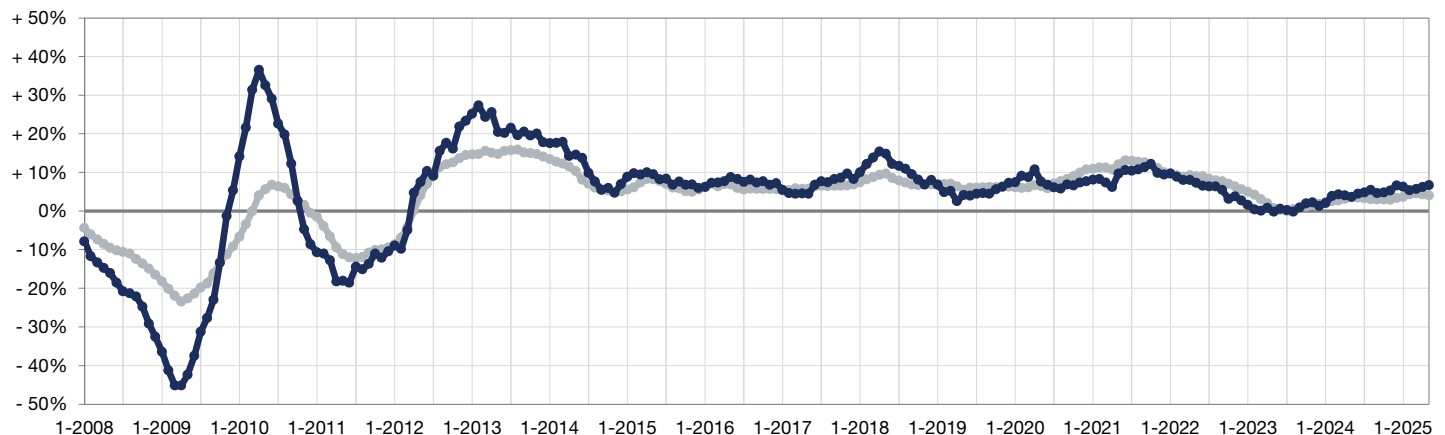
### Rolling 12 Months

■ 2024 ■ 2025



### 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.

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## New Listings

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	25	19	- 24.0%	237	217	- 8.4%
Como Park	18	25	+ 38.9%	213	201	- 5.6%
Dayton's Bluff	15	25	+ 66.7%	186	177	- 4.8%
Downtown – St Paul	26	17	- 34.6%	233	238	+ 2.1%
Greater East Side	26	35	+ 34.6%	311	334	+ 7.4%
Hamline-Midway	22	15	- 31.8%	156	132	- 15.4%
Highland Park	47	48	+ 2.1%	404	408	+ 1.0%
Merriam Pk / Lexington-Hamline	21	28	+ 33.3%	163	163	0.0%
Macalester-Groveland	42	33	- 21.4%	306	272	- 11.1%
North End	23	19	- 17.4%	222	201	- 9.5%
Payne-Phalen	24	28	+ 16.7%	325	297	- 8.6%
St. Anthony Park	11	13	+ 18.2%	72	83	+ 15.3%
Summit Hill	10	15	+ 50.0%	118	121	+ 2.5%
Summit-University	22	15	- 31.8%	203	225	+ 10.8%
Thomas-Dale (Frogtown)	13	11	- 15.4%	126	116	- 7.9%
West Seventh	5	11	+ 120.0%	152	147	- 3.3%
West Side	21	19	- 9.5%	165	190	+ 15.2%

## Closed Sales

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	14	16	+ 14.3%	169	183	+ 8.3%
	24	21	- 12.5%	196	163	- 16.8%
	11	9	- 18.2%	146	133	- 8.9%
	15	10	- 33.3%	127	81	- 36.2%
	27	27	0.0%	262	258	- 1.5%
	13	10	- 23.1%	124	134	+ 8.1%
	36	29	- 19.4%	305	306	+ 0.3%
	10	13	+ 30.0%	127	131	+ 3.1%
	28	25	- 10.7%	263	230	- 12.5%
	20	14	- 30.0%	172	155	- 9.9%
	26	11	- 57.7%	282	233	- 17.4%
	6	8	+ 33.3%	56	58	+ 3.6%
	10	8	- 20.0%	91	92	+ 1.1%
	15	13	- 13.3%	166	147	- 11.4%
	12	4	- 66.7%	110	89	- 19.1%
	12	14	+ 16.7%	115	114	- 0.9%
	14	18	+ 28.6%	137	150	+ 9.5%

## Median Sales Price

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$286,750	\$301,000	+ 5.0%	\$285,000	\$295,000	+ 3.5%
Como Park	\$322,750	\$360,000	+ 11.5%	\$320,000	\$331,000	+ 3.4%
Dayton's Bluff	\$209,900	\$255,000	+ 21.5%	\$249,373	\$235,000	- 5.8%
Downtown – St Paul	\$182,000	\$178,250	- 2.1%	\$192,500	\$198,000	+ 2.9%
Greater East Side	\$263,000	\$260,000	- 1.1%	\$257,750	\$262,750	+ 1.9%
Hamline-Midway	\$300,000	\$284,500	- 5.2%	\$280,000	\$285,000	+ 1.8%
Highland Park	\$482,500	\$465,000	- 3.6%	\$460,000	\$455,000	- 1.1%
Merriam Pk / Lexington-Hamline	\$291,000	\$460,000	+ 58.1%	\$398,000	\$425,000	+ 6.8%
Macalester-Groveland	\$460,000	\$480,000	+ 4.3%	\$415,000	\$451,950	+ 8.9%
North End	\$245,000	\$213,500	- 12.9%	\$225,000	\$223,250	- 0.8%
Payne-Phalen	\$245,000	\$250,000	+ 2.0%	\$240,000	\$255,500	+ 6.5%
St. Anthony Park	\$346,750	\$338,000	- 2.5%	\$293,500	\$349,950	+ 19.2%
Summit Hill	\$510,000	\$620,000	+ 21.6%	\$505,000	\$567,500	+ 12.4%
Summit-University	\$283,000	\$255,000	- 9.9%	\$286,500	\$296,500	+ 3.5%
Thomas-Dale (Frogtown)	\$215,000	\$255,000	+ 18.6%	\$236,950	\$240,000	+ 1.3%
West Seventh	\$276,750	\$338,167	+ 22.2%	\$286,400	\$322,000	+ 12.4%
West Side	\$350,000	\$282,450	- 19.3%	\$256,000	\$270,150	+ 5.5%

## Days on Market Until Sale

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	40	29	- 27.5%	32	35	+ 9.4%
	24	17	- 29.2%	24	27	+ 12.5%
	27	48	+ 77.8%	28	39	+ 39.3%
	120	334	+ 178.3%	127	181	+ 42.5%
	33	18	- 45.5%	28	34	+ 21.4%
	31	9	- 71.0%	24	26	+ 8.3%
	14	21	+ 50.0%	31	38	+ 22.6%
	19	34	+ 78.9%	34	38	+ 11.8%
	53	47	- 11.3%	34	34	0.0%
	49	37	- 24.5%	33	36	+ 9.1%
	42	22	- 47.6%	33	34	+ 3.0%
	22	77	+ 250.0%	52	61	+ 17.3%
	45	79	+ 75.6%	57	77	+ 35.1%
	41	41	0.0%	47	65	+ 38.3%
	47	17	- 63.8%	33	45	+ 36.4%
	47	39	- 17.0%	39	48	+ 23.1%
	18	37	+ 105.6%	29	35	+ 20.7%

## Pct. Of Original Price Received

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	98.7%	101.5%	+ 2.8%	101.4%	100.1%	- 1.3%
Como Park	102.6%	105.6%	+ 2.9%	102.5%	101.1%	- 1.4%
Dayton's Bluff	102.3%	96.7%	- 5.5%	100.7%	98.0%	- 2.7%
Downtown – St Paul	95.2%	90.3%	- 5.1%	94.5%	92.1%	- 2.5%
Greater East Side	101.5%	102.4%	+ 0.9%	101.2%	100.1%	- 1.1%
Hamline-Midway	102.5%	103.9%	+ 1.4%	101.4%	100.7%	- 0.7%
Highland Park	102.9%	102.8%	- 0.1%	99.8%	99.9%	+ 0.1%
Merriam Pk / Lexington-Hamline	99.0%	100.7%	+ 1.7%	98.7%	98.4%	- 0.3%
Macalester-Groveland	102.4%	102.6%	+ 0.2%	100.5%	100.4%	- 0.1%
North End	97.8%	99.0%	+ 1.2%	100.5%	99.3%	- 1.2%
Payne-Phalen	102.2%	102.1%	- 0.1%	101.1%	99.7%	- 1.4%
St. Anthony Park	98.5%	101.0%	+ 2.5%	98.2%	99.1%	+ 0.9%
Summit Hill	96.6%	100.4%	+ 3.9%	97.5%	96.5%	- 1.0%
Summit-University	99.1%	99.8%	+ 0.7%	98.2%	98.6%	+ 0.4%
Thomas-Dale (Frogtown)	94.2%	101.6%	+ 7.9%	99.1%	99.0%	- 0.1%
West Seventh	103.9%	103.0%	- 0.9%	101.2%	99.9%	- 1.3%
West Side	104.9%	103.1%	- 1.7%	101.7%	100.5%	- 1.2%

## Inventory

	5-2024	5-2025	+ / -	5-2024	5-2025	+ / -
	16	15	- 6.3%	1.1	1.0	- 9.1%
	14	19	+ 35.7%	0.9	1.4	+ 55.6%
	19	21	+ 10.5%	1.6	1.8	+ 12.5%
	77	84	+ 9.1%	8.3	12.8	+ 54.2%
	30	36	+ 20.0%	1.4	1.7	+ 21.4%
	18	14	- 22.2%	1.7	1.4	- 17.6%
	41	41	0.0%	1.6	1.6	0.0%
	27	24	- 11.1%	2.7	2.2	- 18.5%
	36	27	- 25.0%	1.7	1.4	- 17.6%
	20	32	+ 60.0%	1.4	2.6	+ 85.7%
	26	36	+ 38.5%	1.1	1.9	+ 72.7%
	11	9	- 18.2%	2.3	1.7	- 26.1%
	22	24	+ 9.1%	2.8	3.0	+ 7.1%
	28	32	+ 14.3%	2.1	2.7	+ 28.6%
	14	11	- 21.4%	1.6	1.5	- 6.3%
	17	13	- 23.5%	1.9	1.3	- 31.6%
	13	16	+ 23.1%	1.2	1.3	+ 8.3%

## Months Supply

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