

Saint Paul

- 6.8%

Change in
New Listings

+ 5.0%

Change in
Closed Sales

+ 2.1%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	340	317	-6.8%	3,591	3,545	-1.3%
Closed Sales	262	275	+ 5.0%	2,728	2,679	-1.8%
Median Sales Price*	\$310,000	\$316,500	+ 2.1%	\$288,500	\$300,000	+ 4.0%
Average Sales Price*	\$339,310	\$383,646	+ 13.1%	\$335,097	\$360,939	+ 7.7%
Price Per Square Foot*	\$212	\$222	+ 4.9%	\$208	\$214	+ 2.6%
Percent of Original List Price Received*	99.8%	99.9%	+ 0.1%	99.6%	99.4%	-0.2%
Days on Market Until Sale	30	37	+ 23.3%	39	44	+ 12.8%
Inventory of Homes for Sale	533	515	-3.4%	--	--	--
Months Supply of Inventory	2.4	2.3	-4.2%	--	--	--

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

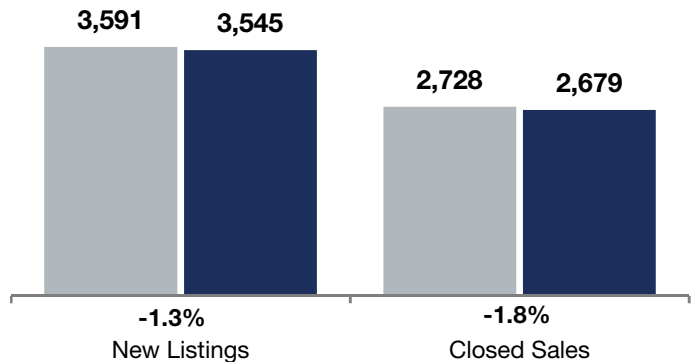
August

■ 2024 ■ 2025



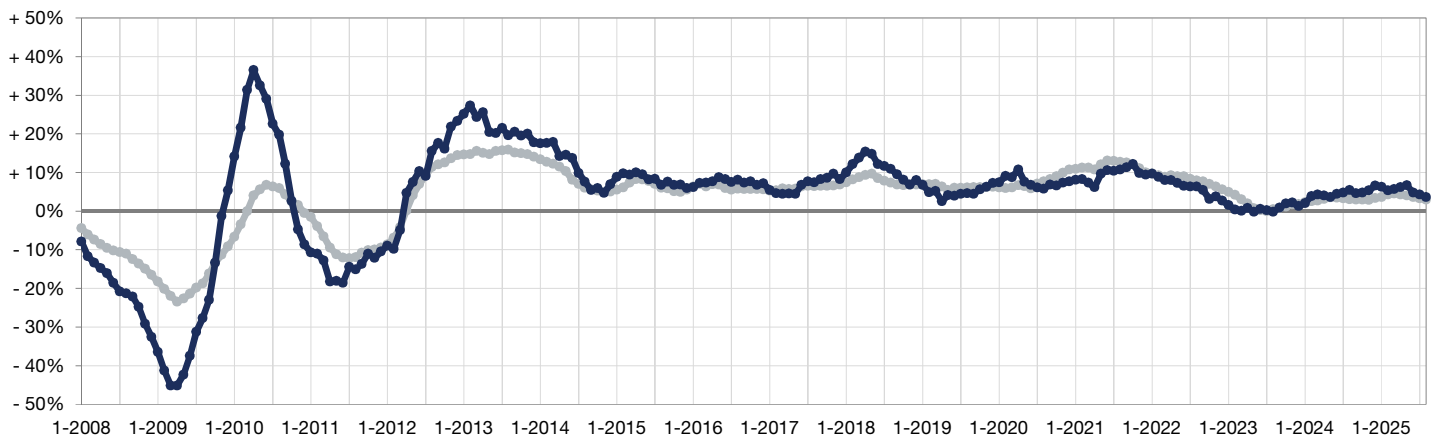
Rolling 12 Months

■ 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.

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	20	21	+ 5.0%	244	208	- 14.8%
Como Park	20	20	0.0%	202	200	- 1.0%
Dayton's Bluff	17	15	- 11.8%	178	184	+ 3.4%
Downtown – St Paul	20	23	+ 15.0%	234	241	+ 3.0%
Greater East Side	33	27	- 18.2%	307	351	+ 14.3%
Hamline-Midway	14	12	- 14.3%	155	125	- 19.4%
Highland Park	39	34	- 12.8%	417	396	- 5.0%
Merriam Pk / Lexington-Hamline	16	16	0.0%	166	164	- 1.2%
Macalester-Groveland	23	17	- 26.1%	290	271	- 6.6%
North End	18	23	+ 27.8%	213	228	+ 7.0%
Payne-Phalen	32	23	- 28.1%	305	302	- 1.0%
St. Anthony Park	11	9	- 18.2%	75	92	+ 22.7%
Summit Hill	12	7	- 41.7%	116	122	+ 5.2%
Summit-University	24	24	0.0%	228	232	+ 1.8%
Thomas-Dale (Frogtown)	14	7	- 50.0%	130	112	- 13.8%
West Seventh	10	17	+ 70.0%	146	147	+ 0.7%
West Side	17	22	+ 29.4%	185	173	- 6.5%

Closed Sales

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	22	17	- 22.7%	186	169	- 9.1%
	19	17	- 10.5%	171	175	+ 2.3%
	14	12	- 14.3%	140	145	+ 3.6%
	4	4	0.0%	110	71	- 35.5%
	23	25	+ 8.7%	254	272	+ 7.1%
	12	9	- 25.0%	127	110	- 13.4%
	26	32	+ 23.1%	287	321	+ 11.8%
	11	13	+ 18.2%	132	125	- 5.3%
	34	37	+ 8.8%	250	227	- 9.2%
	15	21	+ 40.0%	170	166	- 2.4%
	18	29	+ 61.1%	252	243	- 3.6%
	9	8	- 11.1%	48	64	+ 33.3%
	4	10	+ 150.0%	91	94	+ 3.3%
	13	16	+ 23.1%	149	160	+ 7.4%
	15	9	- 40.0%	107	88	- 17.8%
	10	8	- 20.0%	108	113	+ 4.6%
	12	8	- 33.3%	146	138	- 5.5%

Median Sales Price

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$303,750	\$329,500	+ 8.5%	\$290,000	\$295,000	+ 1.7%
Como Park	\$331,000	\$362,500	+ 9.5%	\$320,000	\$345,000	+ 7.8%
Dayton's Bluff	\$227,250	\$243,900	+ 7.3%	\$236,250	\$239,000	+ 1.2%
Downtown – St Paul	\$199,500	\$187,500	- 6.0%	\$190,000	\$200,000	+ 5.3%
Greater East Side	\$261,000	\$273,500	+ 4.8%	\$259,850	\$265,000	+ 2.0%
Hamline-Midway	\$308,750	\$325,000	+ 5.3%	\$278,300	\$290,450	+ 4.4%
Highland Park	\$413,500	\$525,000	+ 27.0%	\$455,000	\$465,000	+ 2.2%
Merriam Pk / Lexington-Hamline	\$365,000	\$420,000	+ 15.1%	\$388,500	\$422,000	+ 8.6%
Macalester-Groveland	\$430,500	\$475,000	+ 10.3%	\$434,250	\$453,000	+ 4.3%
North End	\$240,000	\$257,000	+ 7.1%	\$224,075	\$229,450	+ 2.4%
Payne-Phalen	\$244,500	\$265,000	+ 8.4%	\$239,450	\$259,000	+ 8.2%
St. Anthony Park	\$360,000	\$491,000	+ 36.4%	\$333,500	\$358,000	+ 7.3%
Summit Hill	\$555,000	\$768,084	+ 38.4%	\$535,000	\$595,000	+ 11.2%
Summit-University	\$303,500	\$316,750	+ 4.4%	\$299,900	\$299,450	- 0.2%
Thomas-Dale (Frogtown)	\$242,500	\$230,000	- 5.2%	\$238,100	\$233,000	- 2.1%
West Seventh	\$327,500	\$330,000	+ 0.8%	\$289,995	\$324,000	+ 11.7%
West Side	\$282,500	\$251,200	- 11.1%	\$257,500	\$278,950	+ 8.3%

Days on Market Until Sale

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	23	40	+ 73.9%	33	39	+ 18.2%
	24	24	0.0%	25	28	+ 12.0%
	46	33	- 28.3%	32	37	+ 15.6%
	122	160	+ 31.1%	141	189	+ 34.0%
	18	24	+ 33.3%	29	33	+ 13.8%
	20	49	+ 145.0%	22	34	+ 54.5%
	35	23	- 34.3%	34	34	0.0%
	49	37	- 24.5%	39	39	0.0%
	32	26	- 18.8%	36	35	- 2.8%
	14	31	+ 121.4%	35	34	- 2.9%
	28	42	+ 50.0%	35	35	0.0%
	36	35	- 2.8%	59	54	- 8.5%
	61	43	- 29.5%	61	68	+ 11.5%
	37	55	+ 48.6%	46	68	+ 47.8%
	19	34	+ 78.9%	35	44	+ 25.7%
	28	91	+ 225.0%	36	53	+ 47.2%
	20	59	+ 195.0%	28	38	+ 35.7%

Pct. Of Original Price Received

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	101.2%	97.6%	- 3.6%	100.1%	99.5%	- 0.6%
Como Park	98.6%	100.5%	+ 1.9%	101.7%	101.7%	0.0%
Dayton's Bluff	99.0%	97.0%	- 2.0%	99.9%	97.1%	- 2.8%
Downtown – St Paul	93.5%	92.0%	- 1.6%	93.8%	91.9%	- 2.0%
Greater East Side	101.2%	100.6%	- 0.6%	100.3%	99.9%	- 0.4%
Hamline-Midway	101.8%	104.2%	+ 2.4%	100.7%	100.9%	+ 0.2%
Highland Park	100.0%	100.1%	+ 0.1%	99.6%	99.9%	+ 0.3%
Merriam Pk / Lexington-Hamline	95.4%	98.5%	+ 3.2%	97.6%	98.9%	+ 1.3%
Macalester-Groveland	98.4%	104.5%	+ 6.2%	100.1%	101.3%	+ 1.2%
North End	107.6%	99.4%	- 7.6%	100.5%	99.0%	- 1.5%
Payne-Phalen	98.7%	100.3%	+ 1.6%	100.4%	99.7%	- 0.7%
St. Anthony Park	97.1%	100.2%	+ 3.2%	97.8%	99.8%	+ 2.0%
Summit Hill	97.5%	94.7%	- 2.9%	97.1%	96.6%	- 0.5%
Summit-University	100.2%	97.4%	- 2.8%	98.3%	98.3%	0.0%
Thomas-Dale (Frogtown)	99.9%	98.7%	- 1.2%	98.4%	98.7%	+ 0.3%
West Seventh	100.4%	96.7%	- 3.7%	100.4%	99.7%	- 0.7%
West Side	98.9%	97.8%	- 1.1%	101.6%	99.4%	- 2.2%

Inventory

	8-2024	8-2025	+ / -	8-2024	8-2025	+ / -
	26	26	0.0%	1.6	1.9	+ 18.8%
	26	19	- 26.9%	1.8	1.3	- 27.8%
	23	29	+ 26.1%	2.1	2.4	+ 14.3%
	78	91	+ 16.7%	8.4	15.6	+ 85.7%
	39	36	- 7.7%	1.9	1.5	- 21.1%
	17	18	+ 5.9%	1.6	2.0	+ 25.0%
	55	32	- 41.8%	2.2	1.2	- 45.5%
	23	26	+ 13.0%	2.1	2.6	+ 23.8%
	27	22	- 18.5%	1.3	1.2	- 7.7%
	27	32	+ 18.5%	1.9	2.3	+ 21.1%
	44	36	- 18.2%	2.2	1.8	- 18.2%
	13	21	+ 61.5%	2.9	3.9	+ 34.5%
	20	19	- 5.0%	2.8	2.5	- 10.7%
	51	47	- 7.8%	4.3	3.5	- 18.6%
	18	18	0.0%	1.9	2.5	+ 31.6%
	21	20	- 4.8%	2.3	2.2	- 4.3%
	25	23	- 8.0%	2.1	2.0	- 4.8%

Months Supply

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