MINNEAPOLIS AREA REALTORS®

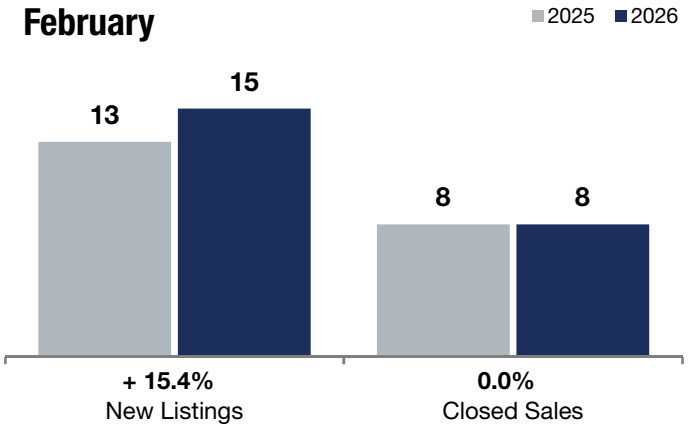
Saint Paul – Merriam Park / Lexington-Hamline

+ 15.4%	0.0%	- 19.3%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

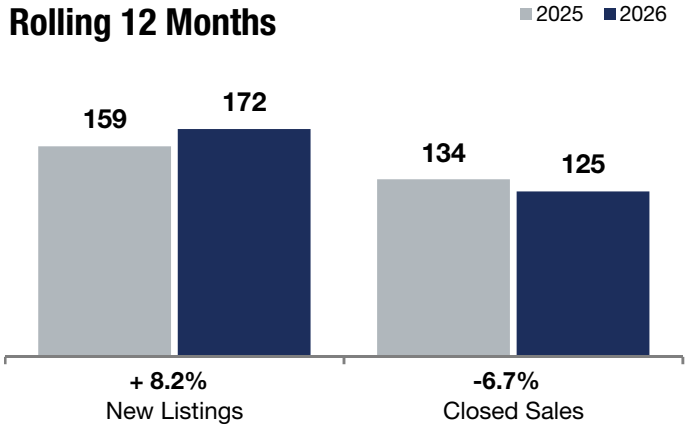
	February			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	13	**15**	+ 15.4%	159	**172**	+ 8.2%
Closed Sales	8	**8**	0.0%	134	**125**	-6.7%
Median Sales Price*	$458,250	**$370,000**	-19.3%	$412,500	**$438,000**	+ 6.2%
Average Sales Price*	$530,800	**$399,875**	-24.7%	$501,289	**$488,949**	-2.5%
Price Per Square Foot*	$245	**$227**	-7.0%	$234	**$236**	+ 1.2%
Percent of Original List Price Received*	97.1%	**97.9%**	+ 0.8%	97.9%	**99.7%**	+ 1.8%
Days on Market Until Sale	101	**90**	-10.9%	40	**39**	-2.5%
Inventory of Homes for Sale	13	**17**	+ 30.8%	--	--	--
Months Supply of Inventory	1.2	**1.6**	+ 33.3%	--	--	--

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

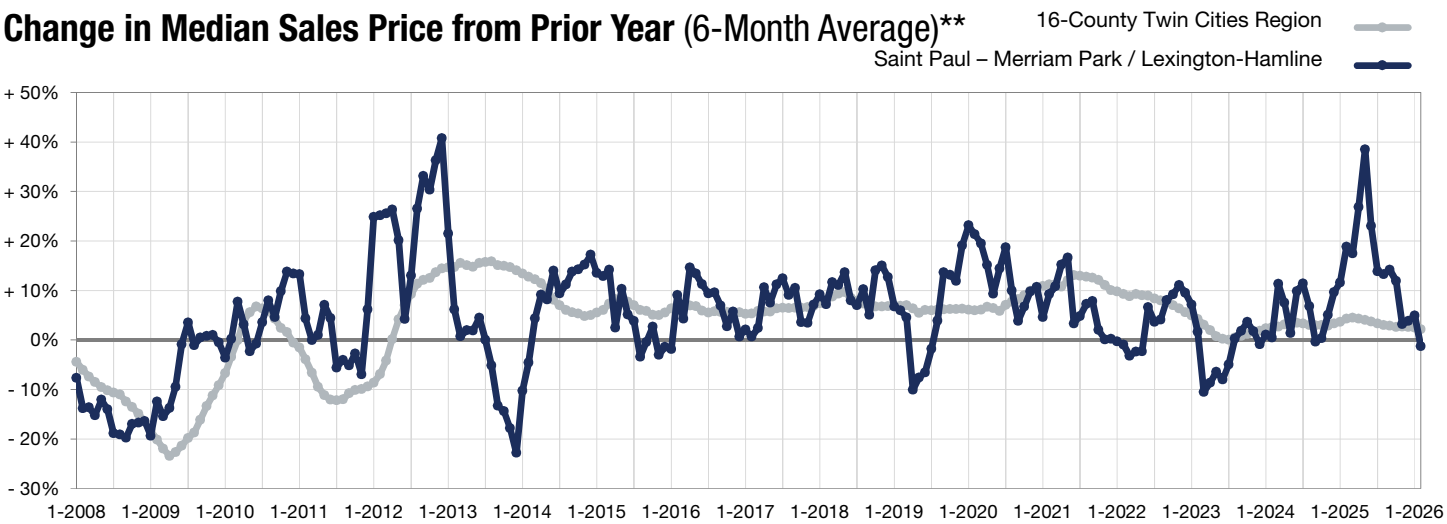
February



Rolling 12 Months



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.

Current as of March 6, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.