

**+ 7.3%**

Change in  
New Listings

**- 7.9%**

Change in  
Closed Sales

**- 1.3%**

Change in  
Median Sales Price

## Saint Paul

	February			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	247	265	+ 7.3%	3,485	3,675	+ 5.5%
Closed Sales	140	129	-7.9%	2,754	2,631	-4.5%
Median Sales Price*	\$293,750	\$290,000	-1.3%	\$294,500	\$302,000	+ 2.5%
Average Sales Price*	\$361,549	\$352,997	-2.4%	\$346,528	\$363,262	+ 4.8%
Price Per Square Foot*	\$222	\$215	-3.3%	\$210	\$216	+ 2.9%
Percent of Original List Price Received*	99.4%	97.3%	-2.1%	99.3%	99.4%	+ 0.1%
Days on Market Until Sale	58	70	+ 20.7%	43	43	0.0%
Inventory of Homes for Sale	378	458	+ 21.2%	--	--	--
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.

### February

■ 2025 ■ 2026



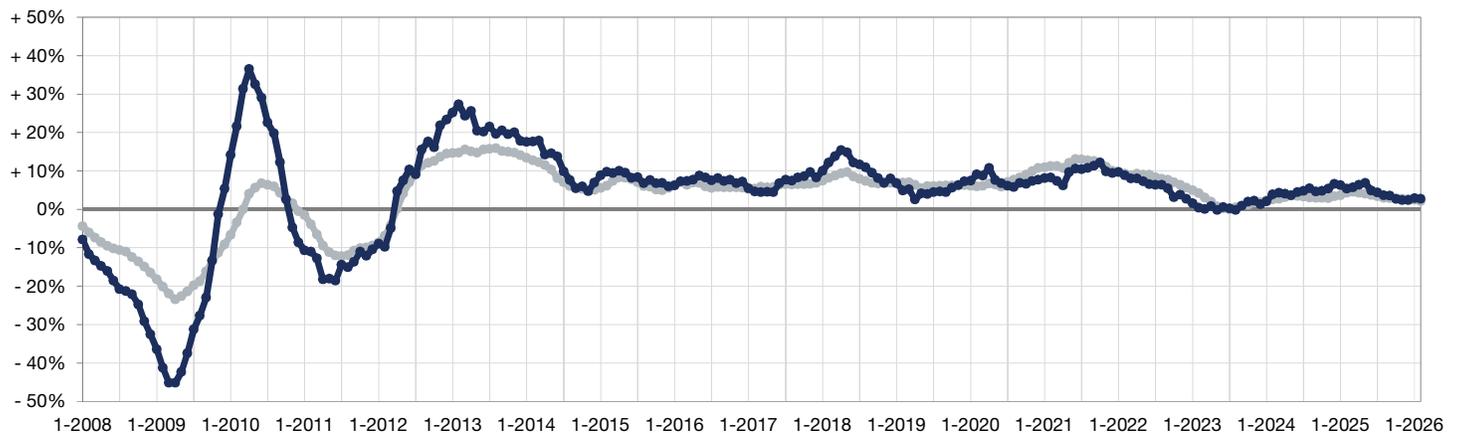
### Rolling 12 Months

■ 2025 ■ 2026



### 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 – February 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	15	22	+ 46.7%	215	225	+ 4.7%
Como Park	13	8	- 38.5%	183	206	+ 12.6%
Dayton's Bluff	5	19	+ 280.0%	164	215	+ 31.1%
Downtown – St Paul	15	24	+ 60.0%	229	236	+ 3.1%
Greater East Side	18	23	+ 27.8%	313	371	+ 18.5%
Hamline-Midway	11	8	- 27.3%	147	140	- 4.8%
Highland Park	30	25	- 16.7%	424	386	- 9.0%
Merriam Pk / Lexington-Hamline	13	15	+ 15.4%	159	172	+ 8.2%
Macalester-Groveland	28	19	- 32.1%	288	265	- 8.0%
North End	16	14	- 12.5%	215	226	+ 5.1%
Payne-Phalen	19	31	+ 63.2%	292	332	+ 13.7%
St. Anthony Park	8	1	- 87.5%	78	92	+ 17.9%
Summit Hill	10	8	- 20.0%	104	129	+ 24.0%
Summit-University	13	13	0.0%	233	235	+ 0.9%
Thomas-Dale (Frogtown)	7	6	- 14.3%	120	120	0.0%
West Seventh	11	18	+ 63.6%	141	150	+ 6.4%
West Side	15	12	- 20.0%	181	178	- 1.7%

## Closed Sales

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	8	4	- 50.0%	181	166	- 8.3%
	9	5	- 44.4%	167	174	+ 4.2%
	9	5	- 44.4%	141	147	+ 4.3%
	6	4	- 33.3%	99	71	- 28.3%
	17	15	- 11.8%	250	280	+ 12.0%
	7	10	+ 42.9%	133	114	- 14.3%
	21	17	- 19.0%	325	295	- 9.2%
	8	8	0.0%	134	125	- 6.7%
	15	9	- 40.0%	236	225	- 4.7%
	5	7	+ 40.0%	167	159	- 4.8%
	9	14	+ 55.6%	264	229	- 13.3%
	1	0	- 100.0%	54	59	+ 9.3%
	4	4	0.0%	91	93	+ 2.2%
	6	6	0.0%	160	160	0.0%
	2	6	+ 200.0%	104	85	- 18.3%
	6	10	+ 66.7%	107	108	+ 0.9%
	7	3	- 57.1%	140	139	- 0.7%

## Median Sales Price

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$282,900	\$310,000	+ 9.6%	\$290,000	\$300,000	+ 3.4%
Como Park	\$300,000	\$399,500	+ 33.2%	\$323,000	\$349,750	+ 8.3%
Dayton's Bluff	\$234,900	\$260,000	+ 10.7%	\$234,000	\$245,000	+ 4.7%
Downtown – St Paul	\$192,500	\$171,750	- 10.8%	\$185,000	\$200,000	+ 8.1%
Greater East Side	\$250,000	\$250,000	0.0%	\$263,000	\$261,000	- 0.8%
Hamline-Midway	\$292,500	\$304,500	+ 4.1%	\$284,000	\$299,000	+ 5.3%
Highland Park	\$405,000	\$524,900	+ 29.6%	\$449,000	\$510,000	+ 13.6%
Merriam Pk / Lexington-Hamline	\$458,250	\$370,000	- 19.3%	\$412,500	\$438,000	+ 6.2%
Macalester-Groveland	\$525,000	\$550,000	+ 4.8%	\$435,000	\$447,800	+ 2.9%
North End	\$270,000	\$278,250	+ 3.1%	\$240,000	\$245,000	+ 2.1%
Payne-Phalen	\$210,000	\$245,000	+ 16.7%	\$250,000	\$257,000	+ 2.8%
St. Anthony Park	\$283,000	\$0	- 100.0%	\$319,500	\$390,000	+ 22.1%
Summit Hill	\$830,900	\$717,500	- 13.6%	\$540,000	\$675,000	+ 25.0%
Summit-University	\$273,750	\$317,000	+ 15.8%	\$298,200	\$309,000	+ 3.6%
Thomas-Dale (Frogtown)	\$227,500	\$240,278	+ 5.6%	\$230,000	\$245,000	+ 6.5%
West Seventh	\$268,000	\$241,250	- 10.0%	\$310,000	\$306,250	- 1.2%
West Side	\$287,000	\$191,300	- 33.3%	\$269,000	\$280,000	+ 4.1%

## Days on Market Until Sale

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	47	33	- 29.8%	35	36	+ 2.9%
	49	37	- 24.5%	28	25	- 10.7%
	36	46	+ 27.8%	34	42	+ 23.5%
	106	87	- 17.9%	156	189	+ 21.2%
	40	60	+ 50.0%	32	34	+ 6.3%
	94	98	+ 4.3%	28	37	+ 32.1%
	45	85	+ 88.9%	36	30	- 16.7%
	101	90	- 10.9%	40	39	- 2.5%
	56	46	- 17.9%	35	36	+ 2.9%
	45	75	+ 66.7%	39	39	0.0%
	43	30	- 30.2%	38	37	- 2.6%
	47	0	- 100.0%	63	50	- 20.6%
	94	91	- 3.2%	74	56	- 24.3%
	96	164	+ 70.8%	63	64	+ 1.6%
	87	107	+ 23.0%	44	44	0.0%
	61	31	- 49.2%	45	46	+ 2.2%
	56	92	+ 64.3%	30	37	+ 23.3%

## Pct. Of Original Price Received

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	97.5%	98.8%	+ 1.3%	100.0%	99.5%	- 0.5%
Como Park	100.5%	102.0%	+ 1.5%	101.1%	102.0%	+ 0.9%
Dayton's Bluff	99.1%	98.9%	- 0.2%	99.0%	97.2%	- 1.8%
Downtown – St Paul	92.7%	93.2%	+ 0.5%	93.3%	91.5%	- 1.9%
Greater East Side	101.3%	96.7%	- 4.5%	99.7%	99.4%	- 0.3%
Hamline-Midway	99.1%	95.4%	- 3.7%	100.4%	100.6%	+ 0.2%
Highland Park	99.8%	97.9%	- 1.9%	99.6%	100.7%	+ 1.1%
Merriam Pk / Lexington-Hamline	97.1%	97.9%	+ 0.8%	97.9%	99.7%	+ 1.8%
Macalester-Groveland	102.1%	98.3%	- 3.7%	100.7%	101.0%	+ 0.3%
North End	99.2%	97.3%	- 1.9%	99.1%	99.5%	+ 0.4%
Payne-Phalen	95.6%	96.1%	+ 0.5%	99.6%	99.4%	- 0.2%
St. Anthony Park	99.3%	0.0%	- 100.0%	98.5%	98.3%	- 0.2%
Summit Hill	94.4%	97.1%	+ 2.9%	96.3%	97.0%	+ 0.7%
Summit-University	101.5%	98.3%	- 3.2%	98.1%	97.9%	- 0.2%
Thomas-Dale (Frogtown)	102.0%	96.2%	- 5.7%	98.1%	99.3%	+ 1.2%
West Seventh	99.4%	97.9%	- 1.5%	99.6%	98.9%	- 0.7%
West Side	102.8%	97.3%	- 5.4%	100.4%	99.9%	- 0.5%

## Inventory

	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
	13	25	+ 92.3%	0.9	1.8	+ 100.0%
	11	12	+ 9.1%	0.8	0.8	0.0%
	12	23	+ 91.7%	1.1	1.8	+ 63.6%
	67	76	+ 13.4%	8.4	12.3	+ 46.4%
	26	46	+ 76.9%	1.2	2.0	+ 66.7%
	8	13	+ 62.5%	0.7	1.4	+ 100.0%
	30	32	+ 6.7%	1.1	1.4	+ 27.3%
	13	17	+ 30.8%	1.2	1.6	+ 33.3%
	36	21	- 41.7%	1.9	1.1	- 42.1%
	21	28	+ 33.3%	1.5	2.1	+ 40.0%
	29	53	+ 82.8%	1.3	2.8	+ 115.4%
	13	14	+ 7.7%	2.9	2.6	- 10.3%
	15	17	+ 13.3%	1.9	2.2	+ 15.8%
	31	29	- 6.5%	2.4	2.2	- 8.3%
	8	12	+ 50.0%	0.9	1.7	+ 88.9%
	23	19	- 17.4%	2.7	2.1	- 22.2%
	22	22	0.0%	1.9	1.9	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.