

Saint Paul

+ 21.1%

Change in
New Listings

- 3.3%

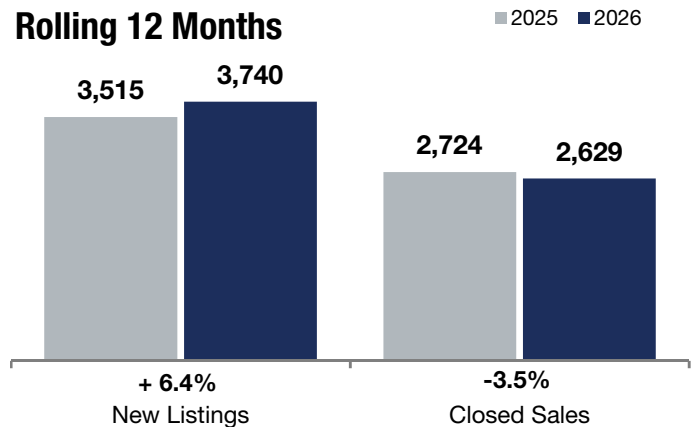
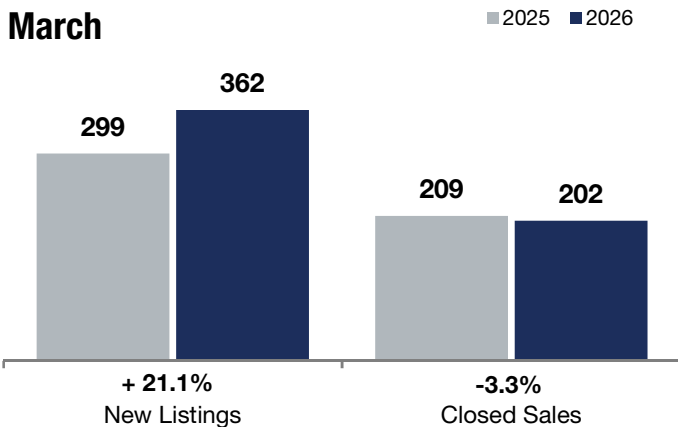
Change in
Closed Sales

+ 0.8%

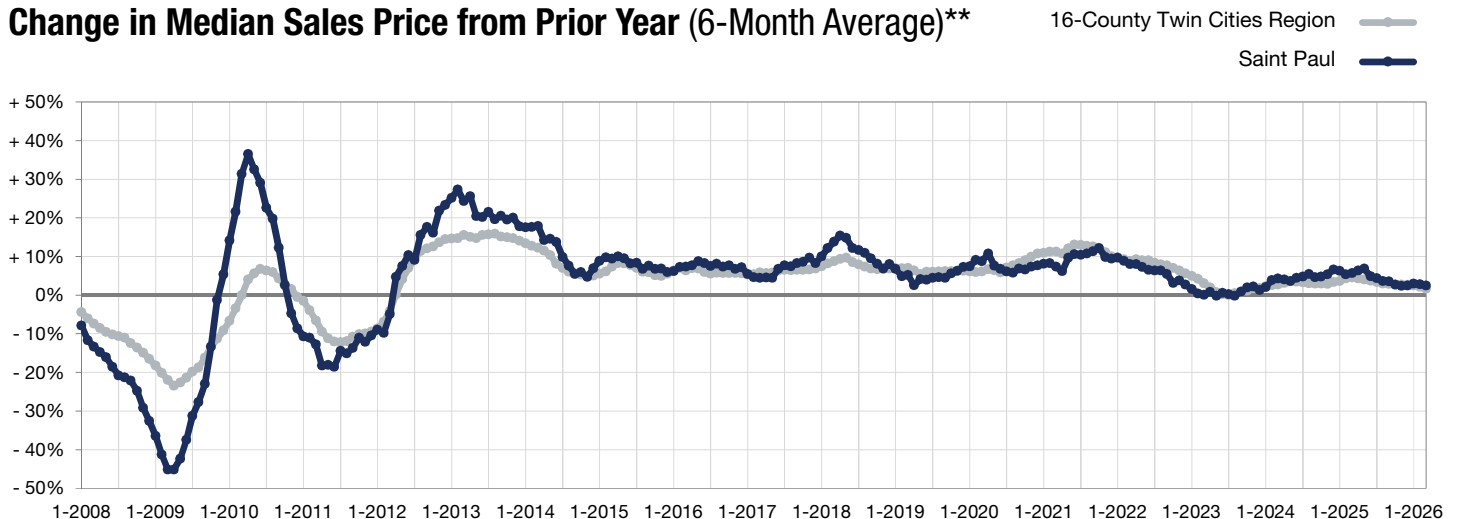
Change in
Median Sales Price

	March			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	299	362	+ 21.1%	3,515	3,740	+ 6.4%
Closed Sales	209	202	-3.3%	2,724	2,629	-3.5%
Median Sales Price*	\$290,000	\$292,350	+ 0.8%	\$295,000	\$304,835	+ 3.3%
Average Sales Price*	\$331,213	\$355,154	+ 7.2%	\$346,932	\$365,090	+ 5.2%
Price Per Square Foot*	\$209	\$215	+ 3.1%	\$210	\$216	+ 2.8%
Percent of Original List Price Received*	99.7%	98.2%	-1.5%	99.4%	99.3%	-0.1%
Days on Market Until Sale	49	65	+ 32.7%	43	44	+ 2.3%
Inventory of Homes for Sale	368	510	+ 38.6%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

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



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.

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	3-2025	3-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	16	14	- 12.5%	220	223	+ 1.4%
Como Park	20	18	- 10.0%	190	204	+ 7.4%
Dayton's Bluff	14	13	- 7.1%	167	214	+ 28.1%
Downtown – St Paul	25	25	0.0%	237	237	0.0%
Greater East Side	26	41	+ 57.7%	316	386	+ 22.2%
Hamline-Midway	11	16	+ 45.5%	149	145	- 2.7%
Highland Park	36	53	+ 47.2%	410	403	- 1.7%
Merriam Pk / Lexington-Hamline	12	11	- 8.3%	160	171	+ 6.9%
Macalester-Groveland	22	19	- 13.6%	285	262	- 8.1%
North End	13	15	+ 15.4%	211	228	+ 8.1%
Payne-Phalen	25	39	+ 56.0%	294	346	+ 17.7%
St. Anthony Park	6	11	+ 83.3%	78	97	+ 24.4%
Summit Hill	12	15	+ 25.0%	108	133	+ 23.1%
Summit-University	26	27	+ 3.8%	240	236	- 1.7%
Thomas-Dale (Frogtown)	7	14	+ 100.0%	117	127	+ 8.5%
West Seventh	10	20	+ 100.0%	144	160	+ 11.1%
West Side	19	11	- 42.1%	191	170	- 11.0%

Closed Sales

	3-2025	3-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	19	17	- 10.5%	181	164	- 9.4%
	7	9	+ 28.6%	161	177	+ 9.9%
	7	11	+ 57.1%	133	151	+ 13.5%
	6	10	+ 66.7%	90	75	- 16.7%
	28	22	- 21.4%	256	276	+ 7.8%
	11	8	- 27.3%	139	111	- 20.1%
	19	21	+ 10.5%	318	297	- 6.6%
	11	10	- 9.1%	128	124	- 3.1%
	17	15	- 11.8%	239	223	- 6.7%
	15	14	- 6.7%	170	158	- 7.1%
	18	21	+ 16.7%	255	232	- 9.0%
	6	3	- 50.0%	56	56	0.0%
	6	11	+ 83.3%	90	98	+ 8.9%
	10	10	0.0%	152	160	+ 5.3%
	6	5	- 16.7%	102	84	- 17.6%
	7	7	0.0%	106	109	+ 2.8%
	16	8	- 50.0%	147	131	- 10.9%

Median Sales Price

	3-2025	3-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$298,000	\$277,000	- 7.0%	\$292,000	\$300,000	+ 2.7%
Como Park	\$325,000	\$368,000	+ 13.2%	\$323,000	\$350,000	+ 8.4%
Dayton's Bluff	\$209,000	\$289,000	+ 38.3%	\$232,500	\$250,000	+ 7.5%
Downtown – St Paul	\$247,500	\$169,000	- 31.7%	\$197,950	\$190,000	- 4.0%
Greater East Side	\$250,750	\$250,000	- 0.3%	\$264,000	\$261,000	- 1.1%
Hamline-Midway	\$299,000	\$282,500	- 5.5%	\$285,000	\$299,000	+ 4.9%
Highland Park	\$480,000	\$590,000	+ 22.9%	\$449,950	\$515,000	+ 14.5%
Merriam Pk / Lexington-Hamline	\$388,000	\$401,250	+ 3.4%	\$412,500	\$436,500	+ 5.8%
Macalester-Groveland	\$460,000	\$449,999	- 2.2%	\$450,000	\$447,500	- 0.6%
North End	\$172,000	\$233,500	+ 35.8%	\$230,000	\$245,000	+ 6.5%
Payne-Phalen	\$259,950	\$260,000	+ 0.0%	\$251,500	\$257,250	+ 2.3%
St. Anthony Park	\$298,500	\$255,000	- 14.6%	\$319,500	\$395,500	+ 23.8%
Summit Hill	\$445,000	\$865,000	+ 94.4%	\$542,500	\$710,000	+ 30.9%
Summit-University	\$369,500	\$340,000	- 8.0%	\$299,950	\$310,000	+ 3.4%
Thomas-Dale (Frogtown)	\$232,500	\$239,900	+ 3.2%	\$225,500	\$245,000	+ 8.6%
West Seventh	\$255,000	\$277,000	+ 8.6%	\$302,500	\$307,500	+ 1.7%
West Side	\$289,000	\$313,350	+ 8.4%	\$271,000	\$280,000	+ 3.3%

Days on Market Until Sale

	3-2025	3-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	38	58	+ 52.6%	35	38	+ 8.6%
	17	84	+ 394.1%	27	28	+ 3.7%
	71	77	+ 8.5%	35	43	+ 22.9%
	125	207	+ 65.6%	151	197	+ 30.5%
	56	74	+ 32.1%	33	35	+ 6.1%
	20	94	+ 370.0%	28	42	+ 50.0%
	44	13	- 70.5%	36	28	- 22.2%
	18	17	- 5.6%	37	39	+ 5.4%
	36	54	+ 50.0%	35	37	+ 5.7%
	30	57	+ 90.0%	37	41	+ 10.8%
	37	38	+ 2.7%	37	38	+ 2.7%
	66	187	+ 183.3%	67	55	- 17.9%
	104	120	+ 15.4%	73	60	- 17.8%
	98	40	- 59.2%	63	60	- 4.8%
	74	57	- 23.0%	49	43	- 12.2%
	66	18	- 72.7%	47	43	- 8.5%
	46	62	+ 34.8%	32	37	+ 15.6%

Pct. Of Original Price Received

	3-2025	3-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	100.2%	99.4%	- 0.8%	100.1%	99.4%	- 0.7%
Como Park	105.6%	94.5%	- 10.5%	100.7%	101.5%	+ 0.8%
Dayton's Bluff	96.3%	98.0%	+ 1.8%	99.0%	97.3%	- 1.7%
Downtown – St Paul	89.9%	89.0%	- 1.0%	93.2%	91.3%	- 2.0%
Greater East Side	99.7%	95.4%	- 4.3%	100.0%	99.0%	- 1.0%
Hamline-Midway	104.3%	98.0%	- 6.0%	100.6%	100.1%	- 0.5%
Highland Park	99.8%	101.3%	+ 1.5%	99.8%	100.8%	+ 1.0%
Merriam Pk / Lexington-Hamline	100.9%	102.3%	+ 1.4%	98.0%	99.8%	+ 1.8%
Macalester-Groveland	99.7%	100.7%	+ 1.0%	100.8%	101.1%	+ 0.3%
North End	100.1%	99.0%	- 1.1%	99.3%	99.4%	+ 0.1%
Payne-Phalen	101.0%	98.3%	- 2.7%	99.8%	99.2%	- 0.6%
St. Anthony Park	96.5%	89.8%	- 6.9%	98.4%	98.1%	- 0.3%
Summit Hill	91.7%	96.0%	+ 4.7%	96.1%	97.2%	+ 1.1%
Summit-University	97.3%	100.9%	+ 3.7%	98.5%	98.1%	- 0.4%
Thomas-Dale (Frogtown)	101.0%	98.8%	- 2.2%	97.7%	99.1%	+ 1.4%
West Seventh	99.3%	103.2%	+ 3.9%	99.8%	99.1%	- 0.7%
West Side	101.6%	99.1%	- 2.5%	100.6%	99.7%	- 0.9%

Inventory

	3-2025	3-2026	+ / -	3-2025	3-2026	+ / -
	14	22	+ 57.1%	0.9	1.6	+ 77.8%
	12	10	- 16.7%	0.9	0.7	- 22.2%
	14	28	+ 100.0%	1.2	2.2	+ 83.3%
	70	86	+ 22.9%	9.2	13.6	+ 47.8%
	20	47	+ 135.0%	0.9	2.0	+ 122.2%
	8	15	+ 87.5%	0.7	1.6	+ 128.6%
	27	43	+ 59.3%	1.0	1.8	+ 80.0%
	13	17	+ 30.8%	1.2	1.7	+ 41.7%
	25	18	- 28.0%	1.3	1.0	- 23.1%
	19	27	+ 42.1%	1.4	2.0	+ 42.9%
	34	57	+ 67.6%	1.7	2.9	+ 70.6%
	8	16	+ 100.0%	1.6	3.3	+ 106.3%
	18	23	+ 27.8%	2.3	3.1	+ 34.8%
	37	33	- 10.8%	2.9	2.5	- 13.8%
	7	20	+ 185.7%	0.8	2.9	+ 262.5%
	22	25	+ 13.6%	2.4	2.8	+ 16.7%
	21	24	+ 14.3%	1.7	2.3	+ 35.3%

Months Supply

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