

Saint Paul

+ 18.5%

Change in
New Listings

+ 5.9%

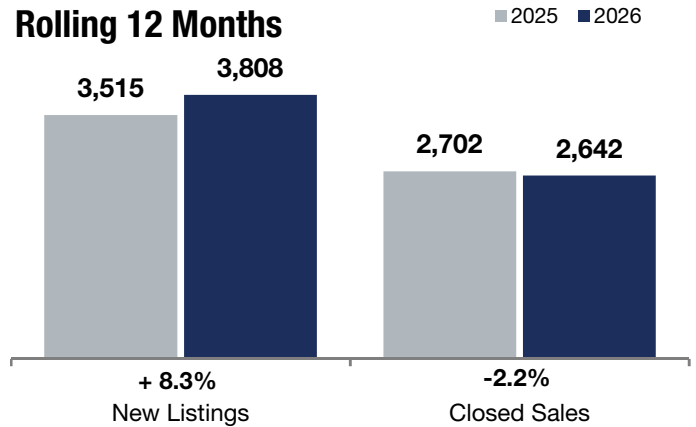
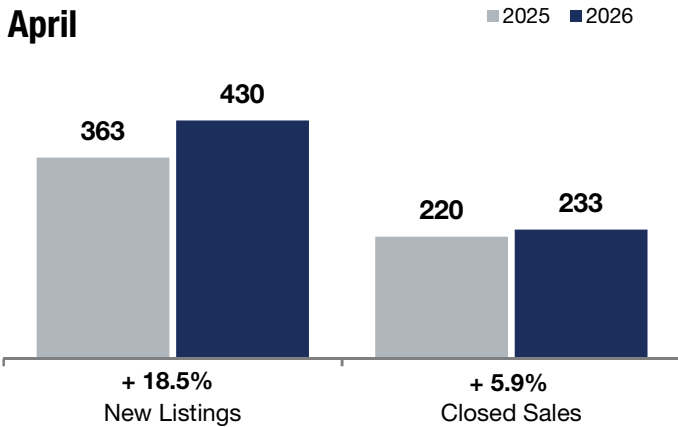
Change in
Closed Sales

- 3.9%

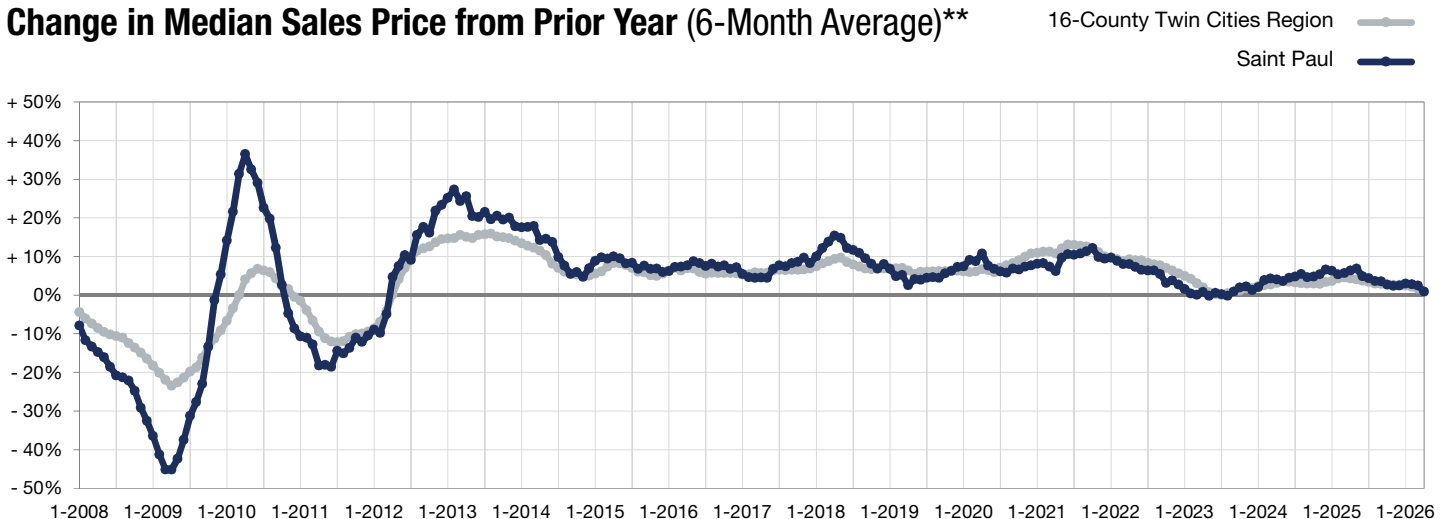
Change in
Median Sales Price

	April			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	363	430	+ 18.5%	3,515	3,808	+ 8.3%
Closed Sales	220	233	+ 5.9%	2,702	2,642	-2.2%
Median Sales Price*	\$322,500	\$310,000	-3.9%	\$296,750	\$301,500	+ 1.6%
Average Sales Price*	\$389,557	\$345,579	-11.3%	\$352,242	\$361,330	+ 2.6%
Price Per Square Foot*	\$228	\$215	-5.5%	\$212	\$215	+ 1.7%
Percent of Original List Price Received*	100.8%	99.5%	-1.3%	99.4%	99.2%	-0.2%
Days on Market Until Sale	48	59	+ 22.9%	43	45	+ 4.7%
Inventory of Homes for Sale	438	559	+ 27.6%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

* 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 – April 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	19	23	+ 21.1%	223	227	+ 1.8%
Como Park	30	26	- 13.3%	194	200	+ 3.1%
Dayton's Bluff	14	22	+ 57.1%	167	222	+ 32.9%
Downtown – St Paul	35	19	- 45.7%	247	221	- 10.5%
Greater East Side	38	53	+ 39.5%	325	402	+ 23.7%
Hamline-Midway	7	16	+ 128.6%	138	154	+ 11.6%
Highland Park	41	45	+ 9.8%	407	407	0.0%
Merriam Pk / Lexington-Hamline	13	20	+ 53.8%	156	178	+ 14.1%
Macalester-Groveland	31	41	+ 32.3%	282	272	- 3.5%
North End	21	22	+ 4.8%	205	229	+ 11.7%
Payne-Phalen	24	42	+ 75.0%	293	364	+ 24.2%
St. Anthony Park	8	10	+ 25.0%	81	99	+ 22.2%
Summit Hill	20	17	- 15.0%	116	130	+ 12.1%
Summit-University	17	27	+ 58.8%	232	246	+ 6.0%
Thomas-Dale (Frogtown)	10	6	- 40.0%	119	123	+ 3.4%
West Seventh	17	21	+ 23.5%	141	164	+ 16.3%
West Side	19	19	0.0%	192	170	- 11.5%

Closed Sales

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	9	17	+ 88.9%	181	172	- 5.0%
	21	14	- 33.3%	166	170	+ 2.4%
	8	8	0.0%	135	151	+ 11.9%
	4	8	+ 100.0%	86	79	- 8.1%
	21	29	+ 38.1%	258	284	+ 10.1%
	5	12	+ 140.0%	137	118	- 13.9%
	25	28	+ 12.0%	313	300	- 4.2%
	8	11	+ 37.5%	128	127	- 0.8%
	21	21	0.0%	234	223	- 4.7%
	11	12	+ 9.1%	161	159	- 1.2%
	21	19	- 9.5%	248	230	- 7.3%
	6	5	- 16.7%	56	55	- 1.8%
	12	4	- 66.7%	94	90	- 4.3%
	17	16	- 5.9%	149	159	+ 6.7%
	7	10	+ 42.9%	97	87	- 10.3%
	12	10	- 16.7%	112	107	- 4.5%
	12	9	- 25.0%	146	128	- 12.3%

Median Sales Price

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$300,300	\$285,000	- 5.1%	\$293,000	\$300,000	+ 2.4%
Como Park	\$328,000	\$372,500	+ 13.6%	\$325,000	\$350,000	+ 7.7%
Dayton's Bluff	\$209,950	\$252,450	+ 20.2%	\$230,000	\$252,000	+ 9.6%
Downtown – St Paul	\$305,000	\$157,400	- 48.4%	\$196,450	\$185,000	- 5.8%
Greater East Side	\$262,000	\$304,500	+ 16.2%	\$263,000	\$265,600	+ 1.0%
Hamline-Midway	\$307,000	\$268,475	- 12.5%	\$285,000	\$287,450	+ 0.9%
Highland Park	\$575,000	\$475,000	- 17.4%	\$460,000	\$500,000	+ 8.7%
Merriam Pk / Lexington-Hamline	\$465,500	\$399,000	- 14.3%	\$415,000	\$435,000	+ 4.8%
Macalester-Groveland	\$456,000	\$430,000	- 5.7%	\$454,250	\$436,000	- 4.0%
North End	\$215,000	\$260,000	+ 20.9%	\$225,000	\$250,000	+ 11.1%
Payne-Phalen	\$285,000	\$240,000	- 15.8%	\$257,025	\$255,000	- 0.8%
St. Anthony Park	\$628,250	\$309,000	- 50.8%	\$349,950	\$360,000	+ 2.9%
Summit Hill	\$575,000	\$612,500	+ 6.5%	\$540,000	\$705,000	+ 30.6%
Summit-University	\$325,000	\$328,500	+ 1.1%	\$299,900	\$310,000	+ 3.4%
Thomas-Dale (Frogtown)	\$240,000	\$257,450	+ 7.3%	\$234,000	\$245,000	+ 4.7%
West Seventh	\$417,000	\$331,000	- 20.6%	\$310,000	\$300,000	- 3.2%
West Side	\$302,500	\$270,000	- 10.7%	\$272,950	\$278,500	+ 2.0%

Days on Market Until Sale

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	70	56	- 20.0%	36	38	+ 5.6%
	27	13	- 51.9%	28	27	- 3.6%
	52	45	- 13.5%	37	42	+ 13.5%
	153	204	+ 33.3%	152	200	+ 31.6%
	53	74	+ 39.6%	35	38	+ 8.6%
	34	34	0.0%	28	42	+ 50.0%
	33	34	+ 3.0%	36	28	- 22.2%
	40	79	+ 97.5%	37	43	+ 16.2%
	24	40	+ 66.7%	35	39	+ 11.4%
	35	69	+ 97.1%	37	44	+ 18.9%
	35	73	+ 108.6%	35	41	+ 17.1%
	80	72	- 10.0%	55	54	- 1.8%
	49	87	+ 77.6%	73	63	- 13.7%
	93	50	- 46.2%	65	55	- 15.4%
	43	51	+ 18.6%	46	44	- 4.3%
	59	55	- 6.8%	49	43	- 12.2%
	43	58	+ 34.9%	33	38	+ 15.2%

Pct. Of Original Price Received

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	98.0%	99.2%	+ 1.2%	99.9%	99.5%	- 0.4%
Como Park	102.7%	102.9%	+ 0.2%	100.7%	101.4%	+ 0.7%
Dayton's Bluff	95.6%	99.9%	+ 4.5%	98.5%	97.5%	- 1.0%
Downtown – St Paul	94.7%	90.0%	- 5.0%	92.8%	91.0%	- 1.9%
Greater East Side	100.2%	101.8%	+ 1.6%	100.0%	99.2%	- 0.8%
Hamline-Midway	103.9%	96.1%	- 7.5%	100.7%	99.5%	- 1.2%
Highland Park	103.5%	100.9%	- 2.5%	100.0%	100.6%	+ 0.6%
Merriam Pk / Lexington-Hamline	101.4%	100.3%	- 1.1%	98.2%	99.8%	+ 1.6%
Macalester-Groveland	100.6%	100.7%	+ 0.1%	100.4%	101.1%	+ 0.7%
North End	99.4%	98.0%	- 1.4%	99.2%	99.3%	+ 0.1%
Payne-Phalen	100.1%	97.2%	- 2.9%	99.8%	98.9%	- 0.9%
St. Anthony Park	100.1%	96.6%	- 3.5%	98.8%	97.7%	- 1.1%
Summit Hill	99.4%	99.8%	+ 0.4%	96.1%	97.1%	+ 1.0%
Summit-University	98.9%	99.3%	+ 0.4%	98.5%	98.2%	- 0.3%
Thomas-Dale (Frogtown)	103.4%	98.1%	- 5.1%	98.3%	98.6%	+ 0.3%
West Seventh	100.7%	103.4%	+ 2.7%	99.9%	99.4%	- 0.5%
West Side	104.8%	97.3%	- 7.2%	100.6%	99.0%	- 1.6%

Inventory

	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -
	22	24	+ 9.1%	1.4	1.7	+ 21.4%
	15	16	+ 6.7%	1.1	1.1	0.0%
	19	25	+ 31.6%	1.7	1.9	+ 11.8%
	84	85	+ 1.2%	12.3	12.9	+ 4.9%
	32	53	+ 65.6%	1.5	2.1	+ 40.0%
	9	11	+ 22.2%	0.8	1.0	+ 25.0%
	40	42	+ 5.0%	1.5	1.7	+ 13.3%
	12	19	+ 58.3%	1.1	1.8	+ 63.6%
	26	29	+ 11.5%	1.3	1.6	+ 23.1%
	26	28	+ 7.7%	2.0	2.1	+ 5.0%
	33	61	+ 84.8%	1.7	3.0	+ 76.5%
	11	20	+ 81.8%	2.3	4.2	+ 82.6%
	27	23	- 14.8%	3.5	2.9	- 17.1%
	35	46	+ 31.4%	2.8	3.5	+ 25.0%
	11	16	+ 45.5%	1.4	2.3	+ 64.3%
	19	31	+ 63.2%	2.0	3.6	+ 80.0%
	18	30	+ 66.7%	1.4	3.1	+ 121.4%

Months Supply

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