

# Saint Paul

**+ 4.5%**

Change in  
New Listings

**+ 17.1%**

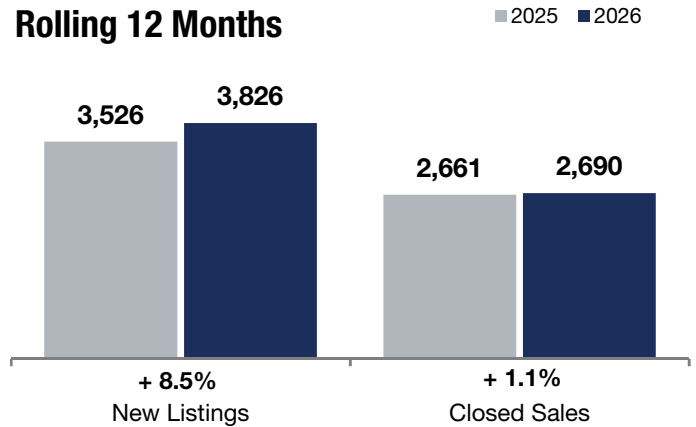
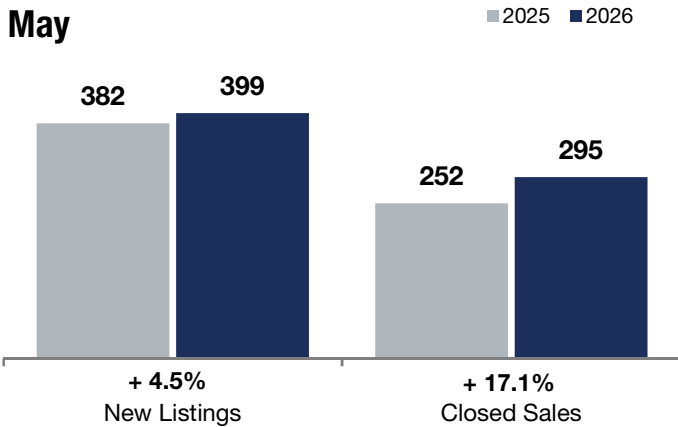
Change in  
Closed Sales

**- 4.3%**

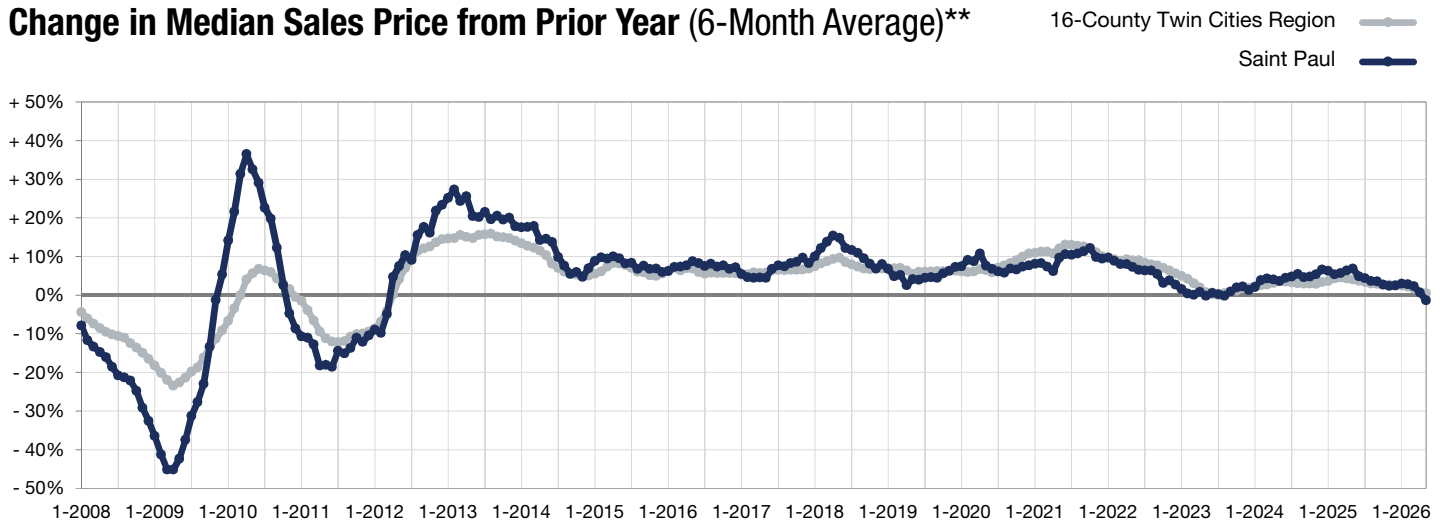
Change in  
Median Sales Price

	May			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	382	399	+ 4.5%	3,526	3,826	+ 8.5%
Closed Sales	252	295	+ 17.1%	2,661	2,690	+ 1.1%
Median Sales Price*	\$313,500	\$300,000	-4.3%	\$299,900	\$300,000	+ 0.0%
Average Sales Price*	\$367,235	\$355,928	-3.1%	\$355,655	\$360,059	+ 1.2%
Price Per Square Foot*	\$224	\$223	-0.4%	\$212	\$215	+ 1.4%
Percent of Original List Price Received*	101.5%	100.0%	-1.5%	99.4%	99.0%	-0.4%
Days on Market Until Sale	45	40	-11.1%	43	44	+ 2.3%
Inventory of Homes for Sale	488	538	+ 10.2%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

\* 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 – May 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	19	18	- 5.3%	217	226	+ 4.1%
Como Park	26	31	+ 19.2%	202	205	+ 1.5%
Dayton's Bluff	27	16	- 40.7%	179	211	+ 17.9%
Downtown – St Paul	17	20	+ 17.6%	238	224	- 5.9%
Greater East Side	35	42	+ 20.0%	334	409	+ 22.5%
Hamline-Midway	15	15	0.0%	131	154	+ 17.6%
Highland Park	48	51	+ 6.3%	408	410	+ 0.5%
Merriam Pk / Lexington-Hamline	28	17	- 39.3%	163	167	+ 2.5%
Macalester-Groveland	34	33	- 2.9%	274	271	- 1.1%
North End	19	20	+ 5.3%	201	232	+ 15.4%
Payne-Phalen	28	44	+ 57.1%	297	380	+ 27.9%
St. Anthony Park	13	9	- 30.8%	83	95	+ 14.5%
Summit Hill	15	10	- 33.3%	121	125	+ 3.3%
Summit-University	16	21	+ 31.3%	226	251	+ 11.1%
Thomas-Dale (Frogtown)	11	16	+ 45.5%	117	128	+ 9.4%
West Seventh	11	16	+ 45.5%	147	169	+ 15.0%
West Side	20	20	0.0%	191	170	- 11.0%

## Closed Sales

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	16	14	- 12.5%	183	170	- 7.1%
	21	19	- 9.5%	163	168	+ 3.1%
	10	17	+ 70.0%	134	160	+ 19.4%
	10	13	+ 30.0%	81	82	+ 1.2%
	27	39	+ 44.4%	258	297	+ 15.1%
	9	15	+ 66.7%	133	124	- 6.8%
	29	31	+ 6.9%	306	303	- 1.0%
	13	14	+ 7.7%	131	128	- 2.3%
	26	25	- 3.8%	232	222	- 4.3%
	14	14	0.0%	155	159	+ 2.6%
	11	26	+ 136.4%	233	246	+ 5.6%
	8	5	- 37.5%	58	52	- 10.3%
	8	17	+ 112.5%	92	99	+ 7.6%
	13	14	+ 7.7%	147	160	+ 8.8%
	5	6	+ 20.0%	90	88	- 2.2%
	14	14	0.0%	114	107	- 6.1%
	18	12	- 33.3%	150	122	- 18.7%

## Median Sales Price

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$301,000	\$320,000	+ 6.3%	\$295,000	\$300,000	+ 1.7%
Como Park	\$360,000	\$360,000	0.0%	\$331,000	\$350,000	+ 5.7%
Dayton's Bluff	\$254,750	\$239,400	- 6.0%	\$234,950	\$250,000	+ 6.4%
Downtown – St Paul	\$178,250	\$115,200	- 35.4%	\$198,000	\$185,000	- 6.6%
Greater East Side	\$260,000	\$290,000	+ 11.5%	\$262,750	\$269,000	+ 2.4%
Hamline-Midway	\$299,000	\$280,000	- 6.4%	\$285,000	\$285,000	0.0%
Highland Park	\$465,000	\$468,000	+ 0.6%	\$455,000	\$505,000	+ 11.0%
Merriam Pk / Lexington-Hamline	\$460,000	\$462,088	+ 0.5%	\$425,000	\$439,000	+ 3.3%
Macalester-Groveland	\$466,500	\$485,000	+ 4.0%	\$451,950	\$443,900	- 1.8%
North End	\$213,500	\$235,375	+ 10.2%	\$223,250	\$247,500	+ 10.9%
Payne-Phalen	\$250,000	\$259,950	+ 4.0%	\$255,500	\$256,500	+ 0.4%
St. Anthony Park	\$338,000	\$295,000	- 12.7%	\$349,950	\$355,000	+ 1.4%
Summit Hill	\$620,000	\$360,000	- 41.9%	\$567,500	\$690,000	+ 21.6%
Summit-University	\$255,000	\$269,500	+ 5.7%	\$296,500	\$309,000	+ 4.2%
Thomas-Dale (Frogtown)	\$260,000	\$277,500	+ 6.7%	\$241,250	\$245,000	+ 1.6%
West Seventh	\$338,167	\$291,000	- 13.9%	\$322,000	\$292,000	- 9.3%
West Side	\$282,450	\$272,500	- 3.5%	\$270,150	\$277,500	+ 2.7%

## Days on Market Until Sale

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	29	37	+ 27.6%	35	39	+ 11.4%
	17	17	0.0%	27	27	0.0%
	48	48	0.0%	39	42	+ 7.7%
	334	129	- 61.4%	181	172	- 5.0%
	18	28	+ 55.6%	34	38	+ 11.8%
	9	30	+ 233.3%	27	43	+ 59.3%
	21	24	+ 14.3%	38	29	- 23.7%
	34	22	- 35.3%	38	41	+ 7.9%
	45	27	- 40.0%	34	37	+ 8.8%
	37	49	+ 32.4%	36	45	+ 25.0%
	22	30	+ 36.4%	34	41	+ 20.6%
	77	59	- 23.4%	61	51	- 16.4%
	79	44	- 44.3%	77	58	- 24.7%
	41	84	+ 104.9%	65	59	- 9.2%
	15	53	+ 253.3%	44	46	+ 4.5%
	39	31	- 20.5%	48	42	- 12.5%
	37	60	+ 62.2%	35	41	+ 17.1%

## Pct. Of Original Price Received

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	101.5%	97.5%	- 3.9%	100.1%	99.1%	- 1.0%
Como Park	105.6%	106.6%	+ 0.9%	101.1%	101.5%	+ 0.4%
Dayton's Bluff	96.2%	95.3%	- 0.9%	98.0%	97.4%	- 0.6%
Downtown – St Paul	90.3%	93.6%	+ 3.7%	92.1%	91.5%	- 0.7%
Greater East Side	102.4%	99.7%	- 2.6%	100.1%	99.0%	- 1.1%
Hamline-Midway	104.1%	101.3%	- 2.7%	100.7%	99.4%	- 1.3%
Highland Park	102.8%	100.9%	- 1.8%	99.9%	100.4%	+ 0.5%
Merriam Pk / Lexington-Hamline	100.7%	106.5%	+ 5.8%	98.4%	100.4%	+ 2.0%
Macalester-Groveland	102.7%	103.9%	+ 1.2%	100.4%	101.3%	+ 0.9%
North End	99.0%	97.6%	- 1.4%	99.3%	99.2%	- 0.1%
Payne-Phalen	102.1%	100.1%	- 2.0%	99.7%	98.8%	- 0.9%
St. Anthony Park	101.0%	96.8%	- 4.2%	99.1%	97.1%	- 2.0%
Summit Hill	100.4%	100.4%	0.0%	96.5%	97.4%	+ 0.9%
Summit-University	99.8%	95.7%	- 4.1%	98.6%	97.8%	- 0.8%
Thomas-Dale (Frogtown)	101.6%	96.0%	- 5.5%	99.1%	98.3%	- 0.8%
West Seventh	103.0%	100.6%	- 2.3%	99.9%	99.1%	- 0.8%
West Side	103.1%	96.7%	- 6.2%	100.5%	98.2%	- 2.3%

## Inventory

	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -
	18	20	+ 11.1%	1.2	1.5	+ 25.0%
	19	20	+ 5.3%	1.3	1.4	+ 7.7%
	26	19	- 26.9%	2.2	1.4	- 36.4%
	85	81	- 4.7%	12.9	10.8	- 16.3%
	37	57	+ 54.1%	1.7	2.3	+ 35.3%
	15	11	- 26.7%	1.5	1.0	- 33.3%
	42	47	+ 11.9%	1.6	1.9	+ 18.8%
	25	16	- 36.0%	2.3	1.5	- 34.8%
	31	30	- 3.2%	1.6	1.6	0.0%
	33	33	0.0%	2.7	2.4	- 11.1%
	38	63	+ 65.8%	2.0	3.0	+ 50.0%
	10	17	+ 70.0%	1.9	3.8	+ 100.0%
	26	16	- 38.5%	3.3	2.0	- 39.4%
	38	41	+ 7.9%	3.2	2.9	- 9.4%
	12	14	+ 16.7%	1.6	2.0	+ 25.0%
	15	22	+ 46.7%	1.5	2.4	+ 60.0%
	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.