

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Saint Paul

+ 7.8%

- 19.5%

0.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	320	345	+ 7.8%	3,548	3,865	+ 8.9%
Closed Sales	277	223	-19.5%	2,684	2,689	+ 0.2%
Median Sales Price*	\$315,000	\$315,000	0.0%	\$300,000	\$300,000	0.0%
Average Sales Price*	\$382,768	\$382,681	-0.0%	\$360,940	\$359,314	-0.5%
Price Per Square Foot*	\$222	\$217	-2.1%	\$214	\$215	+ 0.5%
Percent of Original List Price Received*	99.9%	99.0%	-0.9%	99.4%	98.7%	-0.7%
Days on Market Until Sale	38	44	+ 15.8%	44	48	+ 9.1%
Inventory of Homes for Sale	549	627	+ 14.2%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

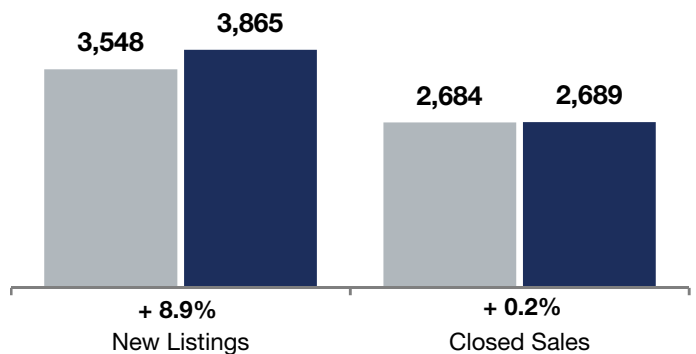
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

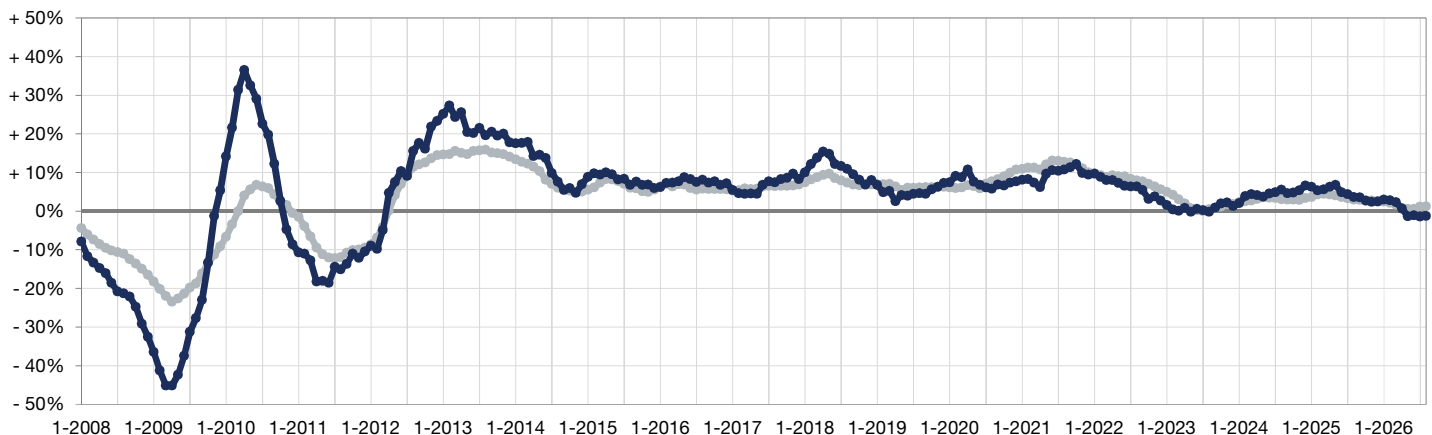
Rolling 12 Months

■ 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.

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New Listings

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	21	21	0.0%	208	227	+ 9.1%
Como Park	20	19	- 5.0%	200	206	+ 3.0%
Dayton's Bluff	15	18	+ 20.0%	184	217	+ 17.9%
Downtown – St Paul	23	10	- 56.5%	241	217	- 10.0%
Greater East Side	28	35	+ 25.0%	352	408	+ 15.9%
Hamline-Midway	12	14	+ 16.7%	124	162	+ 30.6%
Highland Park	35	37	+ 5.7%	397	410	+ 3.3%
Merriam Pk / Lexington-Hamline	16	14	- 12.5%	164	164	0.0%
Macalester-Groveland	17	20	+ 17.6%	271	267	- 1.5%
North End	23	27	+ 17.4%	228	230	+ 0.9%
Payne-Phalen	23	30	+ 30.4%	302	401	+ 32.8%
St. Anthony Park	9	12	+ 33.3%	92	85	- 7.6%
Summit Hill	7	12	+ 71.4%	122	134	+ 9.8%
Summit-University	24	20	- 16.7%	232	229	- 1.3%
Thomas-Dale (Frogtown)	8	15	+ 87.5%	114	131	+ 14.9%
West Seventh	17	18	+ 5.9%	147	180	+ 22.4%
West Side	22	23	+ 4.5%	173	199	+ 15.0%

Closed Sales

8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
17	14	- 17.6%	170	160	- 5.9%
17	18	+ 5.9%	175	166	- 5.1%
12	7	- 41.7%	145	150	+ 3.4%
4	10	+ 150.0%	71	97	+ 36.6%
25	23	- 8.0%	272	301	+ 10.7%
9	9	0.0%	109	135	+ 23.9%
33	22	- 33.3%	322	294	- 8.7%
14	13	- 7.1%	126	122	- 3.2%
37	26	- 29.7%	228	222	- 2.6%
21	14	- 33.3%	166	155	- 6.6%
29	19	- 34.5%	243	252	+ 3.7%
8	2	- 75.0%	64	48	- 25.0%
10	9	- 10.0%	94	99	+ 5.3%
16	5	- 68.8%	160	155	- 3.1%
9	8	- 11.1%	89	85	- 4.5%
8	15	+ 87.5%	113	120	+ 6.2%
8	9	+ 12.5%	138	124	- 10.1%

Median Sales Price

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$329,500	\$315,000	- 4.4%	\$295,000	\$299,950	+ 1.7%
Como Park	\$362,500	\$354,300	- 2.3%	\$345,000	\$360,500	+ 4.5%
Dayton's Bluff	\$243,900	\$275,000	+ 12.8%	\$239,000	\$250,000	+ 4.6%
Downtown – St Paul	\$187,500	\$170,371	- 9.1%	\$200,000	\$185,000	- 7.5%
Greater East Side	\$273,500	\$255,000	- 6.8%	\$265,000	\$267,899	+ 1.1%
Hamline-Midway	\$325,000	\$295,000	- 9.2%	\$291,000	\$300,000	+ 3.1%
Highland Park	\$525,000	\$607,500	+ 15.7%	\$462,500	\$520,000	+ 12.4%
Merriam Pk / Lexington-Hamline	\$415,000	\$450,000	+ 8.4%	\$421,000	\$440,000	+ 4.5%
Macalester-Groveland	\$475,000	\$572,450	+ 20.5%	\$454,000	\$462,500	+ 1.9%
North End	\$257,000	\$246,500	- 4.1%	\$229,450	\$240,700	+ 4.9%
Payne-Phalen	\$265,000	\$269,900	+ 1.8%	\$259,000	\$248,500	- 4.1%
St. Anthony Park	\$491,000	\$301,500	- 38.6%	\$358,000	\$309,500	- 13.5%
Summit Hill	\$768,084	\$454,000	- 40.9%	\$595,000	\$630,000	+ 5.9%
Summit-University	\$316,750	\$249,000	- 21.4%	\$299,450	\$325,000	+ 8.5%
Thomas-Dale (Frogtown)	\$230,000	\$255,000	+ 10.9%	\$234,000	\$245,000	+ 4.7%
West Seventh	\$330,000	\$350,000	+ 6.1%	\$324,000	\$285,500	- 11.9%
West Side	\$251,200	\$290,000	+ 15.4%	\$279,950	\$271,500	- 3.0%

Days on Market Until Sale

8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
40	51	+ 27.5%	39	43	+ 10.3%
24	35	+ 45.8%	28	26	- 7.1%
33	38	+ 15.2%	37	48	+ 29.7%
160	151	- 5.6%	189	170	- 10.1%
24	39	+ 62.5%	33	42	+ 27.3%
49	25	- 49.0%	34	37	+ 8.8%
23	42	+ 82.6%	34	33	- 2.9%
37	61	+ 64.9%	39	49	+ 25.6%
26	27	+ 3.8%	35	37	+ 5.7%
31	32	+ 3.2%	34	50	+ 47.1%
42	47	+ 11.9%	35	41	+ 17.1%
35	18	- 48.6%	54	70	+ 29.6%
43	23	- 46.5%	68	56	- 17.6%
57	37	- 35.1%	69	60	- 13.0%
34	40	+ 17.6%	44	46	+ 4.5%
91	51	- 44.0%	53	45	- 15.1%
59	23	- 61.0%	38	48	+ 26.3%

Pct. Of Original Price Received

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	97.6%	99.9%	+ 2.4%	99.5%	99.4%	- 0.1%
Como Park	100.5%	100.4%	- 0.1%	101.7%	101.2%	- 0.5%
Dayton's Bluff	97.0%	100.8%	+ 3.9%	97.1%	97.6%	+ 0.5%
Downtown – St Paul	92.0%	92.9%	+ 1.0%	91.9%	92.4%	+ 0.5%
Greater East Side	100.6%	100.0%	- 0.6%	99.9%	98.6%	- 1.3%
Hamline-Midway	104.2%	101.6%	- 2.5%	100.9%	99.5%	- 1.4%
Highland Park	100.1%	98.5%	- 1.6%	99.9%	100.0%	+ 0.1%
Merriam Pk / Lexington-Hamline	98.5%	99.1%	+ 0.6%	98.9%	100.6%	+ 1.7%
Macalester-Groveland	104.5%	98.4%	- 5.8%	101.3%	100.1%	- 1.2%
North End	99.4%	99.1%	- 0.3%	99.0%	98.4%	- 0.6%
Payne-Phalen	101.1%	97.0%	- 4.1%	99.8%	98.1%	- 1.7%
St. Anthony Park	100.2%	97.2%	- 3.0%	99.8%	96.1%	- 3.7%
Summit Hill	94.7%	97.0%	+ 2.4%	96.6%	97.4%	+ 0.8%
Summit-University	97.4%	98.5%	+ 1.1%	98.3%	97.6%	- 0.7%
Thomas-Dale (Frogtown)	98.7%	100.0%	+ 1.3%	98.7%	98.5%	- 0.2%
West Seventh	96.7%	99.9%	+ 3.3%	99.7%	98.7%	- 1.0%
West Side	97.8%	101.2%	+ 3.5%	99.5%	98.1%	- 1.4%

Inventory

8-2025	8-2026	+ / -	8-2025	8-2026	+ / -
27	35	+ 29.6%	1.9	2.7	+ 42.1%
20	24	+ 20.0%	1.3	1.8	+ 38.5%
30	33	+ 10.0%	2.5	2.7	+ 8.0%
92	78	- 15.2%	15.8	9.8	- 38.0%
44	53	+ 20.5%	1.9	2.1	+ 10.5%
18	22	+ 22.2%	2.0	2.0	0.0%
36	48	+ 33.3%	1.3	2.1	+ 61.5%
25	23	- 8.0%	2.4	2.3	- 4.2%
27	21	- 22.2%	1.5	1.1	- 26.7%
34	45	+ 32.4%	2.4	3.6	+ 50.0%
40	64	+ 60.0%	2.0	3.0	+ 50.0%
21	19	- 9.5%	3.9	4.4	+ 12.8%
20	24	+ 20.0%	2.6	2.9	+ 11.5%
49	45	- 8.2%	3.6	3.5	- 2.8%
21	23	+ 9.5%	2.9	3.3	+ 13.8%
21	29	+ 38.1%	2.3	2.8	+ 21.7%
24	40	+ 66.7%	2.0	3.8	+ 90.0%

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