

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



+ 23.4% + 0.5% + 0.8%

Saint Paul

Change in
New Listings Change in
Closed Sales Change in
Median Sales Price

December Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	111	137	+ 23.4%	3,582	3,645	+ 1.8%
Closed Sales	201	202	+ 0.5%	2,765	2,658	-3.9%
Median Sales Price*	\$290,000	\$292,450	+ 0.8%	\$292,000	\$301,000	+ 3.1%
Average Sales Price*	\$335,444	\$337,361	+ 0.6%	\$343,014	\$363,390	+ 5.9%
Price Per Square Foot*	\$204	\$199	-2.3%	\$209	\$216	+ 3.3%
Percent of Original List Price Received*	96.9%	97.3%	+ 0.4%	99.2%	99.5%	+ 0.3%
Days on Market Until Sale	59	42	-28.8%	43	43	0.0%
Inventory of Homes for Sale	355	416	+ 17.2%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

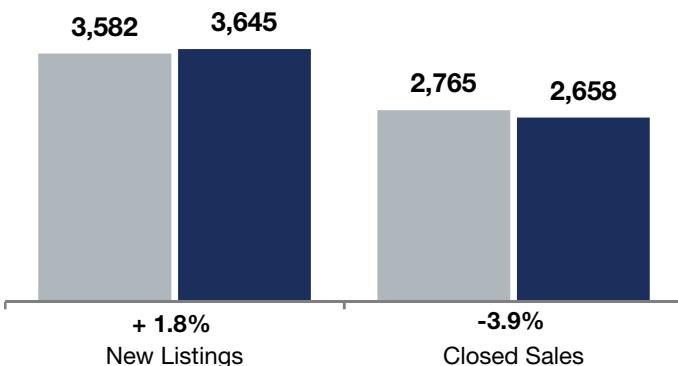
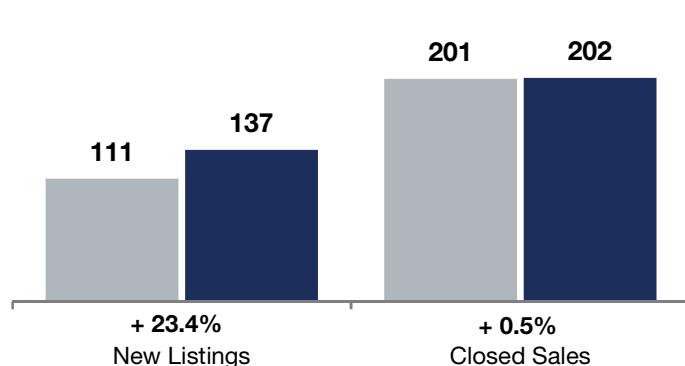
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 2024 ■ 2025

Rolling 12 Months

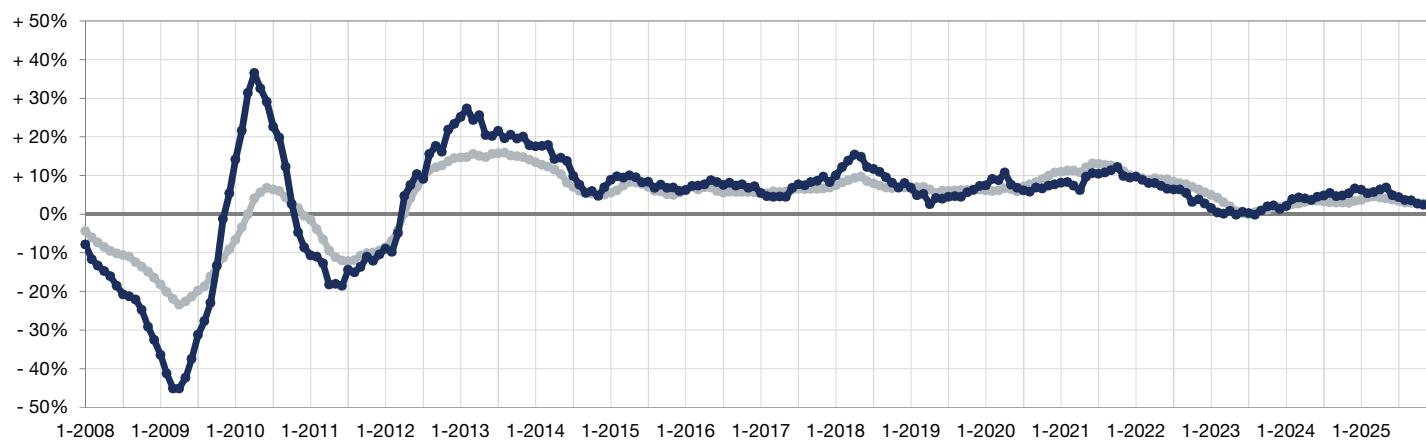
■ 2024 ■ 2025



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

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	7	7	0.0%	223	217	- 2.7%
Como Park	8	8	0.0%	195	209	+ 7.2%
Dayton's Bluff	9	9	0.0%	179	198	+ 10.6%
Downtown – St Paul	5	6	+ 20.0%	238	235	- 1.3%
Greater East Side	18	19	+ 5.6%	318	363	+ 14.2%
Hamline-Midway	3	4	+ 33.3%	154	137	- 11.0%
Highland Park	13	11	- 15.4%	427	392	- 8.2%
Merriam Pk / Lexington-Hamline	4	5	+ 25.0%	164	170	+ 3.7%
Macalester-Groveland	5	4	- 20.0%	284	276	- 2.8%
North End	9	6	- 33.3%	222	225	+ 1.4%
Payne-Phalen	11	22	+ 100.0%	316	316	0.0%
St. Anthony Park	2	1	- 50.0%	76	92	+ 21.1%
Summit Hill	2	2	0.0%	107	134	+ 25.2%
Summit-University	5	7	+ 40.0%	232	234	+ 0.9%
Thomas-Dale (Frogtown)	4	7	+ 75.0%	129	121	- 6.2%
West Seventh	3	11	+ 266.7%	143	142	- 0.7%
West Side	3	8	+ 166.7%	176	186	+ 5.7%

Closed Sales

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
14	15	+ 7.1%	194	167	- 13.9%	
15	12	- 20.0%	162	181	+ 11.7%	
11	18	+ 63.6%	140	154	+ 10.0%	
7	4	- 42.9%	98	71	- 27.6%	
14	22	+ 57.1%	253	280	+ 10.7%	
9	10	+ 11.1%	133	109	- 18.0%	
32	18	- 43.8%	323	305	- 5.6%	
8	7	- 12.5%	140	121	- 13.6%	
11	15	+ 36.4%	236	229	- 3.0%	
14	14	0.0%	170	165	- 2.9%	
22	20	- 9.1%	258	229	- 11.2%	
1	5	+ 400.0%	53	62	+ 17.0%	
8	9	+ 12.5%	94	94	0.0%	
10	10	0.0%	149	162	+ 8.7%	
9	7	- 22.2%	107	88	- 17.8%	
6	7	+ 16.7%	113	99	- 12.4%	
10	9	- 10.0%	141	142	+ 0.7%	

Median Sales Price

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$255,500	\$299,000	+ 17.0%	\$289,900	\$300,000	+ 3.5%
Como Park	\$350,000	\$323,500	- 7.6%	\$321,750	\$347,500	+ 8.0%
Dayton's Bluff	\$229,900	\$238,500	+ 3.7%	\$233,500	\$245,000	+ 4.9%
Downtown – St Paul	\$145,000	\$210,000	+ 44.8%	\$179,500	\$203,000	+ 13.1%
Greater East Side	\$272,500	\$265,300	- 2.6%	\$263,000	\$260,000	- 1.1%
Hamline-Midway	\$270,000	\$295,000	+ 9.3%	\$280,000	\$299,000	+ 6.8%
Highland Park	\$467,500	\$599,950	+ 28.3%	\$455,000	\$499,900	+ 9.9%
Merriam Pk / Lexington-Hamline	\$400,000	\$385,000	- 3.8%	\$400,500	\$438,000	+ 9.4%
Macalester-Groveland	\$424,500	\$433,000	+ 2.0%	\$431,000	\$453,000	+ 5.1%
North End	\$212,500	\$275,000	+ 29.4%	\$237,500	\$245,000	+ 3.2%
Payne-Phalen	\$259,000	\$240,625	- 7.1%	\$240,000	\$259,000	+ 7.9%
St. Anthony Park	\$595,000	\$537,500	- 9.7%	\$328,500	\$367,767	+ 12.0%
Summit Hill	\$504,750	\$412,900	- 18.2%	\$516,250	\$689,000	+ 33.5%
Summit-University	\$258,500	\$310,000	+ 19.9%	\$300,000	\$300,000	0.0%
Thomas-Dale (Frogtown)	\$209,900	\$258,000	+ 22.9%	\$226,000	\$247,500	+ 9.5%
West Seventh	\$319,458	\$270,000	- 15.5%	\$304,999	\$310,000	+ 1.6%
West Side	\$267,400	\$285,000	+ 6.6%	\$265,700	\$285,000	+ 7.3%

Days on Market Until Sale

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
53	28	- 47.2%	35	36	+ 2.9%	
42	26	- 38.1%	28	26	- 7.1%	
40	42	+ 5.0%	33	41	+ 24.2%	
229	195	- 14.8%	159	189	+ 18.9%	
44	36	- 18.2%	31	33	+ 6.5%	
31	17	- 45.2%	26	36	+ 38.5%	
58	35	- 39.7%	38	29	- 23.7%	
60	37	- 38.3%	36	41	+ 13.9%	
32	35	+ 9.4%	36	35	- 2.8%	
42	50	+ 19.0%	39	38	- 2.6%	
42	36	- 14.3%	38	38	0.0%	
2	57	+ 2750.0%	66	50	- 24.2%	
131	59	- 55.0%	72	57	- 20.8%	
80	58	- 27.5%	58	65	+ 12.1%	
75	73	- 2.7%	43	40	- 7.0%	
58	40	- 31.0%	41	51	+ 24.4%	
49	37	- 24.5%	29	35	+ 20.7%	

Pct. Of Original Price Received

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	97.7%	97.6%	- 0.1%	99.9%	99.5%	- 0.4%
Como Park	99.3%	101.1%	+ 1.8%	101.0%	101.8%	+ 0.8%
Dayton's Bluff	97.9%	96.2%	- 1.7%	98.8%	97.2%	- 1.6%
Downtown – St Paul	88.8%	83.5%	- 6.0%	93.4%	91.8%	- 1.7%
Greater East Side	96.3%	97.1%	+ 0.8%	99.5%	99.8%	+ 0.3%
Hamline-Midway	101.7%	100.8%	- 0.9%	100.5%	100.7%	+ 0.2%
Highland Park	95.7%	99.5%	+ 4.0%	99.4%	100.6%	+ 1.2%
Merriam Pk / Lexington-Hamline	96.2%	98.1%	+ 2.0%	97.9%	99.6%	+ 1.7%
Macalester-Groveland	97.6%	98.7%	+ 1.1%	100.1%	101.3%	+ 1.2%
North End	95.9%	99.6%	+ 3.9%	99.6%	99.1%	- 0.5%
Payne-Phalen	98.2%	96.2%	- 2.0%	99.4%	99.6%	+ 0.2%
St. Anthony Park	103.5%	90.3%	- 12.8%	98.4%	98.3%	- 0.1%
Summit Hill	94.8%	95.0%	+ 0.2%	96.7%	96.9%	+ 0.2%
Summit-University	95.7%	96.1%	+ 0.4%	98.0%	98.1%	+ 0.1%
Thomas-Dale (Frogtown)	96.6%	99.9%	+ 3.4%	97.9%	99.5%	+ 1.6%
West Seventh	100.0%	96.3%	- 3.7%	99.8%	99.7%	- 0.1%
West Side	95.5%	94.6%	- 0.9%	100.8%	100.1%	- 0.7%

Inventory

	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -
17	17	0.0%	1.1	1.2	+ 9.1%	
13	13	0.0%	1.0	0.9	- 10.0%	
16	20	+ 25.0%	1.3	1.6	+ 23.1%	
62	69	+ 11.3%	7.5	11.3	+ 50.7%	
30	41	+ 36.7%	1.4	1.8	+ 28.6%	
10	17	+ 70.0%	0.9	1.8	+ 100.0%	
34	29	- 14.7%	1.3	1.2	- 7.7%	
14	18	+ 28.6%	1.2	1.8	+ 50.0%	
21	19	- 9.5%	1.1	1.0	- 9.1%	
22	32	+ 45.5%	1.6	2.4	+ 50.0%	
30	37	+ 23.3%	1.4	2.0	+ 42.9%	
11	11	0.0%	2.4	2.0	- 16.7%	
14	16	+ 14.3%	1.8	2.0	+ 11.1%	
19	28	+ 47.4%	1.4	2.1	+ 50.0%	
9	15	+ 66.7%	1.0	2.1	+ 110.0%	
19	15	- 21.1%	2.0	1.7	- 15.0%	
14	19	+ 35.7%	1.2	1.6	+ 33.3%	

Months Supply

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