

# Local Market Update – May 2017

A RESEARCH TOOL PROVIDED BY THE MINNEAPOLIS AREA ASSOCIATION OF REALTORS®



MINNEAPOLIS AREA Association  
of REALTORS®

## Saint Paul

**- 6.2%**

Change in  
New Listings

**- 4.7%**

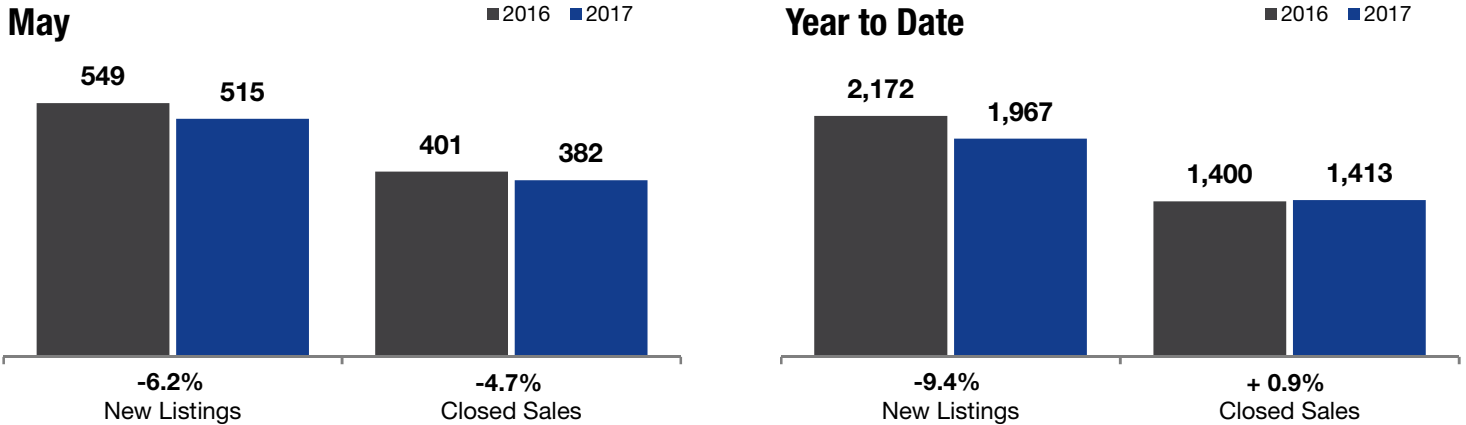
Change in  
Closed Sales

**+ 5.8%**

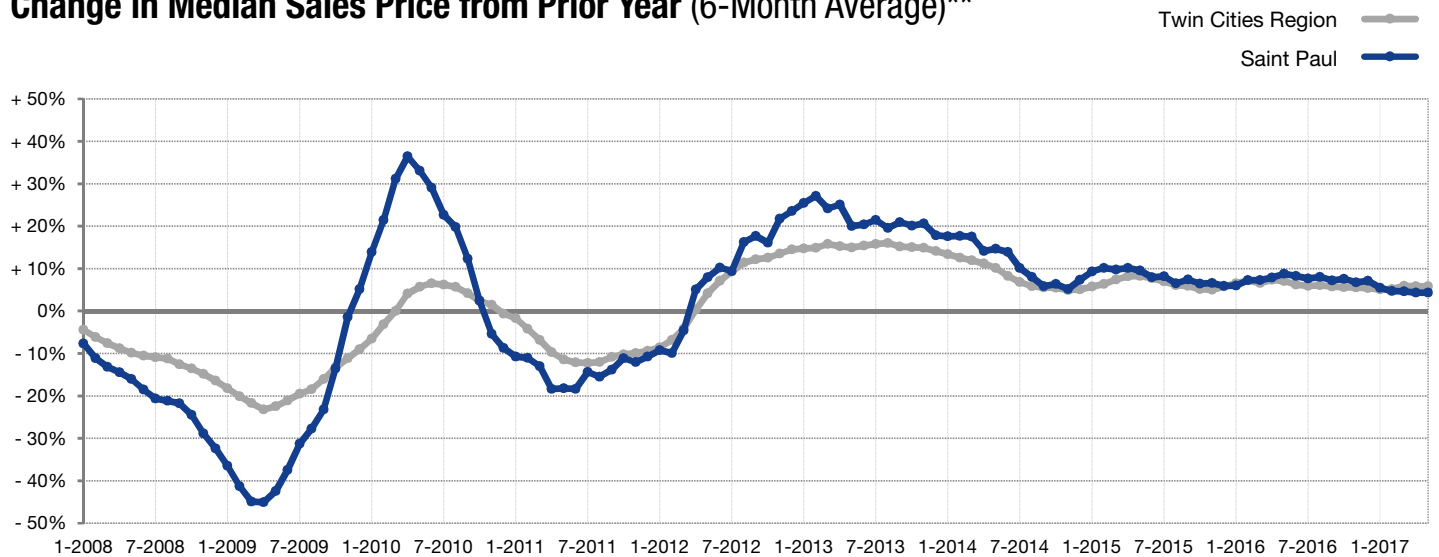
Change in  
Median Sales Price

	May			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	549	515	-6.2%	2,172	1,967	-9.4%
Closed Sales	401	382	-4.7%	1,400	1,413	+ 0.9%
Median Sales Price*	\$188,900	<b>\$199,900</b>	+ 5.8%	\$176,000	<b>\$182,000</b>	+ 3.4%
Average Sales Price*	\$220,303	<b>\$232,517</b>	+ 5.5%	\$207,631	<b>\$217,399</b>	+ 4.7%
Price Per Square Foot*	\$140	<b>\$153</b>	+ 9.1%	\$133	<b>\$142</b>	+ 6.8%
Percent of Original List Price Received*	98.3%	<b>100.3%</b>	+ 2.0%	96.7%	<b>97.6%</b>	+ 0.9%
Days on Market Until Sale	52	<b>46</b>	-11.5%	77	<b>68</b>	-11.7%
Inventory of Homes for Sale	803	<b>536</b>	-33.3%	--	--	--
Months Supply of Inventory	2.5	<b>1.7</b>	-32.0%	--	--	--

\* 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. | Current as of June 8, 2017. All data from NorthstarMLS. | Powered by ShowingTime.

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## New Listings

	5-2016	5-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	40	33	- 17.5%	133	120	- 9.8%
Como Park	29	37	+ 27.6%	156	142	- 9.0%
Dayton's Bluff	27	22	- 18.5%	104	99	- 4.8%
Downtown – St Paul	29	21	- 27.6%	115	112	- 2.6%
Greater East Side	50	53	+ 6.0%	219	206	- 5.9%
Hamline-Midway	25	23	- 8.0%	82	76	- 7.3%
Highland Park	56	48	- 14.3%	233	187	- 19.7%
Merriam Pk / Lexington-Hamline	29	22	- 24.1%	104	98	- 5.8%
Macalester-Groveland	52	55	+ 5.8%	225	163	- 27.6%
North End	35	31	- 11.4%	121	115	- 5.0%
Payne-Phalen	61	44	- 27.9%	189	169	- 10.6%
St. Anthony Park	9	7	- 22.2%	43	36	- 16.3%
Summit Hill	18	15	- 16.7%	66	56	- 15.2%
Summit-University	29	39	+ 34.5%	127	145	+ 14.2%
Thomas-Dale (Frogtown)	19	16	- 15.8%	73	57	- 21.9%
West Seventh	19	21	+ 10.5%	79	84	+ 6.3%
West Side	22	28	+ 27.3%	103	102	- 1.0%

## Closed Sales

	5-2016	5-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	24	20	- 16.7%	74	87	+ 17.6%
Como Park	39	30	- 23.1%	93	84	- 9.7%
Dayton's Bluff	24	20	- 16.7%	70	84	+ 20.0%
Downtown – St Paul	21	20	- 4.8%	77	80	+ 3.9%
Greater East Side	43	43	0.0%	149	174	+ 16.8%
Hamline-Midway	15	20	+ 33.3%	60	44	- 26.7%
Highland Park	38	28	- 26.3%	135	116	- 14.1%
Merriam Pk / Lexington-Hamline	18	22	+ 22.2%	65	64	- 1.5%
Macalester-Groveland	45	27	- 40.0%	154	102	- 33.8%
North End	19	28	+ 47.4%	87	101	+ 16.1%
Payne-Phalen	36	42	+ 16.7%	138	140	+ 1.4%
St. Anthony Park	11	5	- 54.5%	32	30	- 6.3%
Summit Hill	3	7	+ 133.3%	31	33	+ 6.5%
Summit-University	24	23	- 4.2%	64	96	+ 50.0%
Thomas-Dale (Frogtown)	8	6	- 25.0%	44	52	+ 18.2%
West Seventh	14	18	+ 28.6%	51	58	+ 13.7%
West Side	19	23	+ 21.1%	75	68	- 9.3%

## Median Sales Price

	5-2016	5-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	\$182,000	\$192,258	+ 5.6%	\$166,500	\$170,000	+ 2.1%
Como Park	\$214,900	\$240,000	+ 11.7%	\$205,000	\$210,500	+ 2.7%
Dayton's Bluff	\$159,750	\$167,500	+ 4.9%	\$140,000	\$148,000	+ 5.7%
Downtown – St Paul	\$172,000	\$205,750	+ 19.6%	\$175,000	\$181,100	+ 3.5%
Greater East Side	\$148,000	\$167,000	+ 12.8%	\$146,000	\$160,000	+ 9.6%
Hamline-Midway	\$180,000	\$212,500	+ 18.1%	\$172,000	\$215,750	+ 25.4%
Highland Park	\$320,000	\$347,375	+ 8.6%	\$275,000	\$298,000	+ 8.4%
Merriam Pk / Lexington-Hamline	\$277,250	\$288,505	+ 4.1%	\$276,650	\$312,000	+ 12.8%
Macalester-Groveland	\$325,000	\$304,000	- 6.5%	\$285,000	\$300,000	+ 5.3%
North End	\$145,000	\$159,250	+ 9.8%	\$136,000	\$146,950	+ 8.1%
Payne-Phalen	\$149,950	\$171,500	+ 14.4%	\$132,000	\$158,250	+ 19.9%
St. Anthony Park	\$240,400	\$225,000	- 6.4%	\$219,950	\$241,500	+ 9.8%
Summit Hill	\$579,900	\$388,500	- 33.0%	\$297,500	\$290,000	- 2.5%
Summit-University	\$219,250	\$234,800	+ 7.1%	\$199,999	\$210,000	+ 5.0%
Thomas-Dale (Frogtown)	\$120,100	\$163,750	+ 36.3%	\$136,450	\$136,325	- 0.1%
West Seventh	\$171,200	\$214,750	+ 25.4%	\$194,000	\$169,700	- 12.5%
West Side	\$175,000	\$193,000	+ 10.3%	\$155,000	\$176,000	+ 13.5%

## Days on Market Until Sale

	5-2016	5-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	64	28	- 56.3%	65	57	- 12.3%
Como Park	28	25	- 10.7%	46	46	0.0%
Dayton's Bluff	48	56	+ 16.7%	82	74	- 9.8%
Downtown – St Paul	107	99	- 7.5%	95	95	0.0%
Greater East Side	38	40	+ 5.3%	64	67	+ 4.7%
Hamline-Midway	26	29	+ 11.5%	48	52	+ 8.3%
Highland Park	54	34	- 37.0%	86	62	- 27.9%
Merriam Pk / Lexington-Hamline	62	36	- 41.9%	102	49	- 52.0%
Macalester-Groveland	73	53	- 27.4%	77	68	- 11.7%
North End	33	62	+ 87.9%	77	68	- 11.7%
Payne-Phalen	53	38	- 28.3%	72	57	- 20.8%
St. Anthony Park	56	31	- 44.6%	95	79	- 16.8%
Summit Hill	16	23	+ 43.8%	122	85	- 30.3%
Summit-University	57	95	+ 66.7%	100	100	0.0%
Thomas-Dale (Frogtown)	93	13	- 86.0%	92	75	- 18.5%
West Seventh	23	40	+ 73.9%	69	51	- 26.1%
West Side	42	52	+ 23.8%	71	78	+ 9.9%

## Pct. Of Original Price Received

	5-2016	5-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	97.4%	99.8%	+ 2.5%	97.3%	98.1%	+ 0.8%
Como Park	98.7%	101.3%	+ 2.6%	97.8%	99.3%	+ 1.5%
Dayton's Bluff	97.3%	102.0%	+ 4.8%	92.9%	95.0%	+ 2.3%
Downtown – St Paul	95.1%	97.3%	+ 2.3%	96.0%	96.3%	+ 0.3%
Greater East Side	100.2%	102.1%	+ 1.9%	97.2%	96.8%	- 0.4%
Hamline-Midway	96.8%	103.7%	+ 7.1%	97.3%	100.4%	+ 3.2%
Highland Park	98.6%	101.3%	+ 2.7%	98.3%	98.7%	+ 0.4%
Merriam Pk / Lexington-Hamline	97.8%	100.6%	+ 2.9%	95.4%	99.4%	+ 4.2%
Macalester-Groveland	98.0%	100.0%	+ 2.0%	97.1%	98.1%	+ 1.0%
North End	98.9%	98.8%	- 0.1%	97.8%	98.2%	+ 0.4%
Payne-Phalen	99.3%	98.9%	- 0.4%	96.9%	98.1%	+ 1.2%
St. Anthony Park	98.8%	95.3%	- 3.5%	94.3%	94.3%	0.0%
Summit Hill	99.4%	98.2%	- 1.2%	93.0%	97.6%	+ 4.9%
Summit-University	98.1%	96.7%	- 1.4%	95.6%	97.0%	+ 1.5%
Thomas-Dale (Frogtown)	98.1%	106.3%	+ 8.4%	93.9%	97.7%	+ 4.0%
West Seventh	98.4%	101.4%	+ 3.0%	98.2%	97.9%	- 0.3%
West Side	98.2%	101.3%	+ 3.2%	96.4%	96.4%	0.0%

## Inventory

	5-2016	5-2017	+ / -	5-2016	5-2017	+ / -
Battle Creek – Highwood	52	29	- 44.2%	2.6	1.3	- 50.0%
Como Park	42	30	- 28.6%	1.8	1.4	- 22.2%
Dayton's Bluff	46	25	- 45.7%	2.9	1.4	- 51.7%
Downtown – St Paul	55	55	0.0%	3.7	4.0	+ 8.1%
Greater East Side	70	51	- 27.1%	2.0	1.3	- 35.0%
Hamline-Midway	24	13	- 45.8%	1.8	0.9	- 50.0%
Highland Park	77	50	- 35.1%	2.5	1.6	- 36.0%
Merriam Pk / Lexington-Hamline	37	27	- 27.0%	2.3	2.0	- 13.0%
Macalester-Groveland	63	40	- 36.5%	2.0	1.6	- 20.0%
North End	53	25	- 52.8%	2.8	1.1	- 60.7%
Payne-Phalen	75	46	- 38.7%	2.6	1.5	- 42.3%
St. Anthony Park	12	12	0.0%	1.6	2.1	+ 31.3%
Summit Hill	38	25	- 34.2%	4.9	3.3	- 32.7%
Summit-University	60	54	- 10.0%	3.9	2.9	- 25.6%
Thomas-Dale (Frogtown)	34	13	- 61.8%	3.5	1.1	- 68.6%
West Seventh	27	16	- 40.7%	2.0	1.1	- 45.0%
West Side	37	25	- 32.4%	2.3	1.8	- 21.7%

## Months Supply