

Local Market Update – April 2018

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



MINNEAPOLIS AREA Association
of REALTORS®

Saint Paul

- 4.4%

Change in
New Listings

- 4.1%

Change in
Closed Sales

+ 19.7%

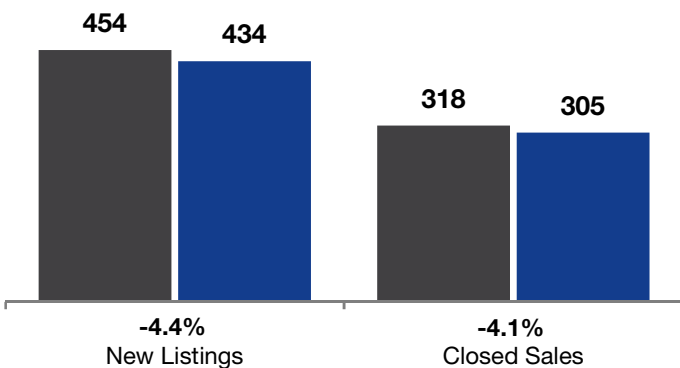
Change in
Median Sales Price

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	454	434	-4.4%	1,452	1,315	-9.4%
Closed Sales	318	305	-4.1%	1,036	977	-5.7%
Median Sales Price*	\$188,000	\$225,000	+ 19.7%	\$175,000	\$206,600	+ 18.1%
Average Sales Price*	\$235,892	\$256,341	+ 8.7%	\$211,760	\$241,190	+ 13.9%
Price Per Square Foot*	\$147	\$163	+ 11.2%	\$138	\$153	+ 10.5%
Percent of Original List Price Received*	99.2%	101.7%	+ 2.5%	96.7%	99.0%	+ 2.4%
Days on Market Until Sale	56	38	-32.1%	75	55	-26.7%
Inventory of Homes for Sale	583	373	-36.0%	--	--	--
Months Supply of Inventory	1.8	1.2	-33.3%	--	--	--

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

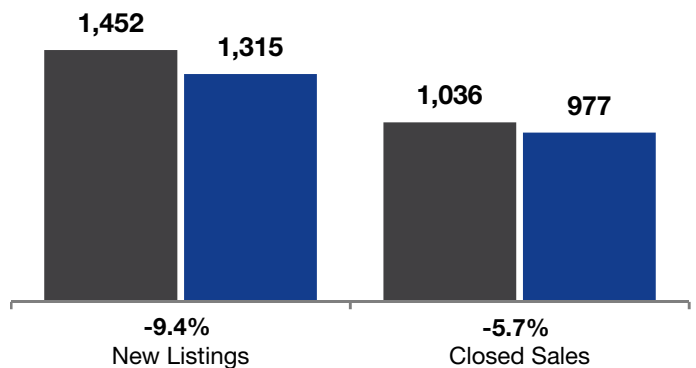
April

■ 2017 ■ 2018



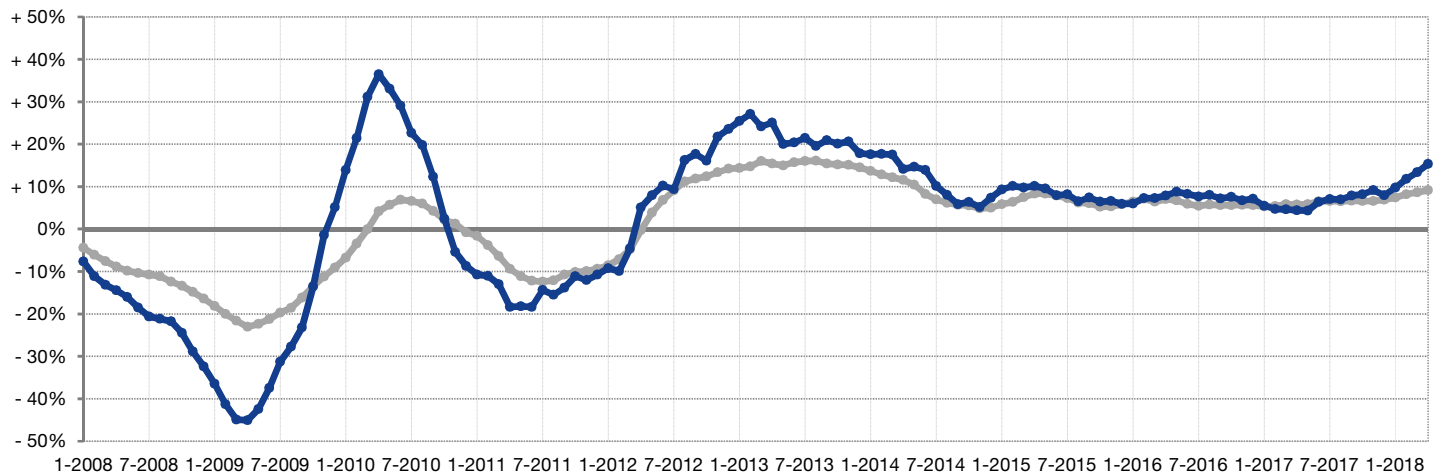
Year to Date

■ 2017 ■ 2018



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. | Current as of May 8, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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New Listings

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	32	23	- 28.1%	87	87	0.0%
Como Park	40	31	- 22.5%	105	98	- 6.7%
Dayton's Bluff	21	28	+ 33.3%	77	81	+ 5.2%
Downtown – St Paul	20	30	+ 50.0%	91	68	- 25.3%
Greater East Side	52	38	- 26.9%	153	118	- 22.9%
Hamline-Midway	24	18	- 25.0%	53	48	- 9.4%
Highland Park	38	40	+ 5.3%	139	133	- 4.3%
Merriam Pk / Lexington-Hamline	25	21	- 16.0%	76	59	- 22.4%
Macalester-Groveland	30	37	+ 23.3%	108	118	+ 9.3%
North End	20	31	+ 55.0%	84	80	- 4.8%
Payne-Phalen	41	31	- 24.4%	125	105	- 16.0%
St. Anthony Park	7	8	+ 14.3%	29	26	- 10.3%
Summit Hill	17	17	0.0%	41	52	+ 26.8%
Summit-University	35	31	- 11.4%	106	88	- 17.0%
Thomas-Dale (Frogtown)	8	14	+ 75.0%	41	42	+ 2.4%
West Seventh	20	15	- 25.0%	63	60	- 4.8%
West Side	24	21	- 12.5%	74	52	- 29.7%

Closed Sales

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	22	28	+ 27.3%	67	75	+ 11.9%
Como Park	15	31	+ 106.7%	54	69	+ 27.8%
Dayton's Bluff	17	16	- 5.9%	65	64	- 1.5%
Downtown – St Paul	10	8	- 20.0%	60	37	- 38.3%
Greater East Side	30	28	- 6.7%	132	112	- 15.2%
Hamline-Midway	9	8	- 11.1%	24	38	+ 58.3%
Highland Park	30	34	+ 13.3%	88	89	+ 1.1%
Merriam Pk / Lexington-Hamline	18	9	- 50.0%	42	39	- 7.1%
Macalester-Groveland	30	33	+ 10.0%	76	80	+ 5.3%
North End	22	16	- 27.3%	73	63	- 13.7%
Payne-Phalen	28	21	- 25.0%	98	88	- 10.2%
St. Anthony Park	6	6	0.0%	25	16	- 36.0%
Summit Hill	6	10	+ 66.7%	26	25	- 3.8%
Summit-University	28	14	- 50.0%	74	60	- 18.9%
Thomas-Dale (Frogtown)	12	13	+ 8.3%	46	40	- 13.0%
West Seventh	16	13	- 18.8%	40	40	0.0%
West Side	19	17	- 10.5%	46	42	- 8.7%

Median Sales Price

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	\$171,450	\$223,000	+ 30.1%	\$162,000	\$206,000	+ 27.2%
Como Park	\$228,000	\$249,900	+ 9.6%	\$205,000	\$238,500	+ 16.3%
Dayton's Bluff	\$117,000	\$177,150	+ 51.4%	\$136,008	\$169,500	+ 24.6%
Downtown – St Paul	\$172,850	\$167,650	- 3.0%	\$176,825	\$191,000	+ 8.0%
Greater East Side	\$168,750	\$186,500	+ 10.5%	\$158,900	\$175,000	+ 10.1%
Hamline-Midway	\$223,500	\$247,500	+ 10.7%	\$220,250	\$207,250	- 5.9%
Highland Park	\$305,000	\$338,000	+ 10.8%	\$295,000	\$309,000	+ 4.7%
Merriam Pk / Lexington-Hamline	\$415,000	\$350,000	- 15.7%	\$318,900	\$370,000	+ 16.0%
Macalester-Groveland	\$291,500	\$355,500	+ 22.0%	\$297,500	\$347,500	+ 16.8%
North End	\$148,000	\$153,250	+ 3.5%	\$145,500	\$164,000	+ 12.7%
Payne-Phalen	\$157,500	\$199,900	+ 26.9%	\$151,750	\$172,700	+ 13.8%
St. Anthony Park	\$245,500	\$259,500	+ 5.7%	\$243,500	\$266,000	+ 9.2%
Summit Hill	\$260,000	\$313,500	+ 20.6%	\$231,000	\$322,000	+ 39.4%
Summit-University	\$240,275	\$222,500	- 7.4%	\$201,000	\$258,000	+ 28.4%
Thomas-Dale (Frogtown)	\$153,615	\$176,800	+ 15.1%	\$134,000	\$151,950	+ 13.4%
West Seventh	\$153,650	\$225,000	+ 46.4%	\$153,650	\$222,500	+ 44.8%
West Side	\$207,000	\$185,000	- 10.6%	\$166,050	\$189,500	+ 14.1%

Days on Market Until Sale

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	63	36	- 42.9%	66	50	- 24.2%
Como Park	19	29	+ 52.6%	57	46	- 19.3%
Dayton's Bluff	64	40	- 37.5%	80	47	- 41.3%
Downtown – St Paul	85	23	- 72.9%	93	76	- 18.3%
Greater East Side	53	32	- 39.6%	75	51	- 32.0%
Hamline-Midway	43	41	- 4.7%	70	42	- 40.0%
Highland Park	44	42	- 4.5%	70	54	- 22.9%
Merriam Pk / Lexington-Hamline	41	16	- 61.0%	56	68	+ 21.4%
Macalester-Groveland	54	33	- 38.9%	73	52	- 28.8%
North End	52	48	- 7.7%	70	43	- 38.6%
Payne-Phalen	58	35	- 39.7%	65	49	- 24.6%
St. Anthony Park	20	59	+ 195.0%	89	56	- 37.1%
Summit Hill	33	72	+ 118.2%	102	71	- 30.4%
Summit-University	105	55	- 47.6%	102	100	- 2.0%
Thomas-Dale (Frogtown)	24	29	+ 20.8%	83	47	- 43.4%
West Seventh	60	41	- 31.7%	57	47	- 17.5%
West Side	65	36	- 44.6%	92	56	- 39.1%

Pct. Of Original Price Received

	4-2017	4-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	98.6%	100.7%	+ 2.1%	97.6%	100.1%	+ 2.6%
Como Park	102.4%	102.8%	+ 0.4%	98.2%	99.2%	+ 1.0%
Dayton's Bluff	95.7%	102.6%	+ 7.2%	92.9%	99.3%	+ 6.9%
Downtown – St Paul	97.3%	98.3%	+ 1.0%	96.0%	96.8%	+ 0.8%
Greater East Side	99.2%	102.5%	+ 3.3%	95.2%	98.9%	+ 3.9%
Hamline-Midway	100.2%	102.7%	+ 2.5%	97.7%	99.7%	+ 2.0%
Highland Park	100.3%	101.1%	+ 0.8%	97.9%	98.8%	+ 0.9%
Merriam Pk / Lexington-Hamline	98.8%	100.1%	+ 1.3%	98.8%	98.5%	- 0.3%
Macalester-Groveland	100.9%	102.2%	+ 1.3%	97.5%	99.8%	+ 2.4%
North End	100.4%	103.6%	+ 3.2%	98.0%	98.7%	+ 0.7%
Payne-Phalen	99.6%	103.2%	+ 3.6%	97.8%	99.8%	+ 2.0%
St. Anthony Park	100.6%	100.0%	- 0.6%	94.1%	98.6%	+ 4.8%
Summit Hill	98.0%	100.9%	+ 3.0%	97.4%	99.2%	+ 1.8%
Summit-University	99.4%	100.4%	+ 1.0%	97.1%	97.8%	+ 0.7%
Thomas-Dale (Frogtown)	100.4%	106.3%	+ 5.9%	96.5%	98.6%	+ 2.2%
West Seventh	96.4%	100.0%	+ 3.7%	96.3%	98.9%	+ 2.7%
West Side	97.2%	98.1%	+ 0.9%	93.8%	98.4%	+ 4.9%

Inventory

	4-2017	4-2018	+ / -	4-2017	4-2018	+ / -
Battle Creek – Highwood	32	18	- 43.8%	1.5	0.8	- 46.7%
Como Park	34	22	- 35.3%	1.6	1.1	- 31.3%
Dayton's Bluff	34	26	- 23.5%	1.9	1.6	- 15.8%
Downtown – St Paul	50	43	- 14.0%	3.4	3.4	0.0%
Greater East Side	65	20	- 69.2%	1.7	0.5	- 70.6%
Hamline-Midway	20	7	- 65.0%	1.4	0.5	- 64.3%
Highland Park	61	36	- 41.0%	2.0	1.3	- 35.0%
Merriam Pk / Lexington-Hamline	31	20	- 35.5%	2.2	1.7	- 22.7%
Macalester-Groveland	35	31	- 11.4%	1.3	1.2	- 7.7%
North End	26	22	- 15.4%	1.2	1.1	- 8.3%
Payne-Phalen	50	22	- 56.0%	1.6	0.7	- 56.3%
St. Anthony Park	10	9	- 10.0%	1.6	1.5	- 6.3%
Summit Hill	23	22	- 4.3%	2.8	2.6	- 7.1%
Summit-University	57	38	- 33.3%	3.1	2.1	- 32.3%
Thomas-Dale (Frogtown)	11	8	- 27.3%	0.9	0.8	- 11.1%
West Seventh	21	18	- 14.3%	1.5	1.2	- 20.0%
West Side	23	11	- 52.2%	1.7	0.7	- 58.8%

Months Supply