

**Rolling 12 Months** 

+ 17.2%

- 9.8%

+ 3.5%

Change in New Listings

**October** 

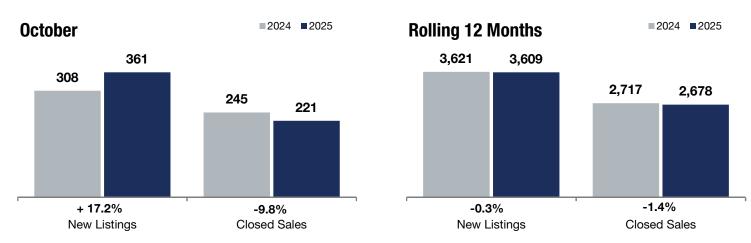
Change in Closed Sales

Change in Median Sales Price

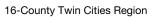
# Saint Paul

					3			
	2024	2025	+/-	2024	2025	+/-		
New Listings	308	361	+ 17.2%	3,621	3,609	-0.3%		
Closed Sales	245	221	-9.8%	2,717	2,678	-1.4%		
Median Sales Price*	\$285,000	\$295,000	+ 3.5%	\$290,000	\$300,000	+ 3.4%		
Average Sales Price*	\$346,723	\$346,107	-0.2%	\$337,448	\$363,157	+ 7.6%		
Price Per Square Foot*	\$206	\$210	+ 1.7%	\$208	\$216	+ 3.4%		
Percent of Original List Price Received*	98.6%	98.6%	0.0%	99.4%	99.4%	0.0%		
Days on Market Until Sale	47	46	-2.1%	41	44	+ 7.3%		
Inventory of Homes for Sale	539	614	+ 13.9%					
Months Supply of Inventory	2.3	2.8	+ 21.7%					

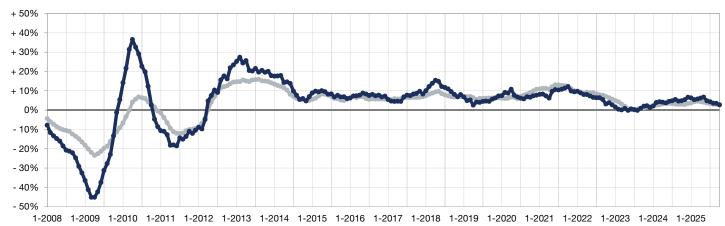
<sup>\*</sup> Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



# Change in Median Sales Price from Prior Year (6-Month Average)\*\*







<sup>\*\*</sup> 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

R12\*

169

174

144

71

278

105

323

122

223

166

235

62

92

167

90

107

+/-

- 11.5%

+ 6.7%

+ 5.9%

- 32.4%

+ 9.4%

- 21.6%

+ 8.4% - 13.5%

- 9.0%

- 1.2%

- 6.7%

+ 19.2%

+ 4.5%

+ 17.6%

- 15.1%

0.0%

+ 11.9%

### **New Listings**

#### **Closed Sales**

Prior Year

R12\*

191

163

136 105

254

134

298

141

245

168

252

88

142

106

107

134

	10-2024	10-2025	+/-	Prior Year R12*	Current R12*	+/-	10-2024	10-2025	+/-
Battle Creek - Highwood	18	30	+ 66.7%	239	217	- 9.2%	17	15	- 11.8%
Como Park	16	18	+ 12.5%	192	206	+ 7.3%	16	7	- 56.3%
Dayton's Bluff	16	28	+ 75.0%	180	197	+ 9.4%	17	15	- 11.8%
Downtown - St Paul	25	17	- 32.0%	244	235	- 3.7%	8	8	0.0%
Greater East Side	37	29	- 21.6%	320	345	+ 7.8%	22	24	+ 9.1%
Hamline-Midway	11	22	+ 100.0%	154	140	- 9.1%	13	15	+ 15.4%
Highland Park	32	33	+ 3.1%	425	398	- 6.4%	23	24	+ 4.3%
Merriam Pk / Lexington-Hamline	13	18	+ 38.5%	171	167	- 2.3%	16	13	- 18.8%
Macalester-Groveland	21	29	+ 38.1%	284	273	- 3.9%	18	15	- 16.7%
North End	17	19	+ 11.8%	211	234	+ 10.9%	16	13	- 18.8%
Payne-Phalen	31	37	+ 19.4%	315	305	- 3.2%	31	19	- 38.7%
St. Anthony Park	5	5	0.0%	78	90	+ 15.4%	6	2	- 66.7%
Summit Hill	9	11	+ 22.2%	111	135	+ 21.6%	6	5	- 16.7%
Summit-University	19	18	- 5.3%	236	228	- 3.4%	14	18	+ 28.6%
Thomas-Dale (Frogtown)	11	14	+ 27.3%	134	120	- 10.4%	2	5	+ 150.0%
West Seventh	15	11	- 26.7%	147	136	- 7.5%	9	7	- 22.2%
West Side	12	22	+ 83.3%	180	186	+ 3.3%	11	15	+ 36.4%

#### **Median Sales Price**

## **Days on Market Until Sale**

	•											
	10-2024	10-2025	+/-	Prior Year R12*	Current R12*	+/-	10-2024	10-2025	+/-	Prior Year R12*	Current R12*	+/-
Battle Creek - Highwood	\$308,000	\$318,000	+ 3.2%	\$290,000	\$295,000	+ 1.7%	39	35	- 10.3%	36	38	+ 5.6%
Como Park	\$305,000	\$305,000	0.0%	\$319,900	\$345,000	+ 7.8%	41	26	- 36.6%	27	26	- 3.7%
Dayton's Bluff	\$245,000	\$280,000	+ 14.3%	\$235,000	\$245,000	+ 4.3%	48	59	+ 22.9%	36	39	+ 8.3%
Downtown - St Paul	\$186,000	\$147,500	- 20.7%	\$195,000	\$198,000	+ 1.5%	214	266	+ 24.3%	150	194	+ 29.3%
Greater East Side	\$262,250	\$262,450	+ 0.1%	\$259,850	\$264,900	+ 1.9%	21	28	+ 33.3%	30	33	+ 10.0%
Hamline-Midway	\$285,000	\$250,000	- 12.3%	\$280,000	\$296,500	+ 5.9%	32	34	+ 6.3%	23	36	+ 56.5%
Highland Park	\$425,000	\$552,500	+ 30.0%	\$450,000	\$480,000	+ 6.7%	51	34	- 33.3%	36	33	- 8.3%
Merriam Pk / Lexington-Hamline	\$390,950	\$440,000	+ 12.5%	\$390,000	\$436,500	+ 11.9%	42	31	- 26.2%	40	39	- 2.5%
Macalester-Groveland	\$372,000	\$372,500	+ 0.1%	\$432,000	\$445,000	+ 3.0%	44	41	- 6.8%	38	35	- 7.9%
North End	\$222,250	\$265,000	+ 19.2%	\$237,450	\$232,500	- 2.1%	34	39	+ 14.7%	37	37	0.0%
Payne-Phalen	\$260,000	\$232,000	- 10.8%	\$240,000	\$259,900	+ 8.3%	28	28	0.0%	36	37	+ 2.8%
St. Anthony Park	\$277,750	\$545,267	+ 96.3%	\$326,750	\$390,000	+ 19.4%	38	48	+ 26.3%	60	54	- 10.0%
Summit Hill	\$366,250	\$777,000	+ 112.2%	\$527,500	\$662,500	+ 25.6%	46	55	+ 19.6%	60	69	+ 15.0%
Summit-University	\$289,099	\$351,938	+ 21.7%	\$299,450	\$300,000	+ 0.2%	82	75	- 8.5%	54	67	+ 24.1%
Thomas-Dale (Frogtown)	\$320,000	\$255,000	- 20.3%	\$237,550	\$240,000	+ 1.0%	9	9	0.0%	37	42	+ 13.5%
West Seventh	\$342,500	\$263,000	- 23.2%	\$295,000	\$317,500	+ 7.6%	33	19	- 42.4%	41	51	+ 24.4%
West Side	\$260,000	\$265,000	+ 1.9%	\$263,500	\$277,000	+ 5.1%	67	29	- 56.7%	29	34	+ 17.2%

## **Pct. Of Original Price Received**

## **Inventory** Months Supply

	10-2024	10-2025	+/-	Prior Year R12*	Current R12*	+/-	10-2024	10-2
Battle Creek - Highwood	98.9%	100.5%	+ 1.6%	99.9%	99.5%	- 0.4%	21	3
Como Park	95.6%	100.1%	+ 4.7%	100.9%	102.0%	+ 1.1%	24	1
Dayton's Bluff	93.9%	97.1%	+ 3.4%	98.8%	97.5%	- 1.3%	24	3
Downtown - St Paul	91.2%	91.0%	- 0.2%	93.8%	91.8%	- 2.1%	82	9
Greater East Side	99.9%	97.9%	- 2.0%	99.7%	99.8%	+ 0.1%	37	4
Hamline-Midway	100.6%	97.9%	- 2.7%	100.6%	100.4%	- 0.2%	13	2
Highland Park	99.8%	102.2%	+ 2.4%	99.6%	100.1%	+ 0.5%	59	4
Merriam Pk / Lexington-Hamline	96.4%	101.4%	+ 5.2%	97.6%	99.5%	+ 1.9%	21	2
Macalester-Groveland	99.9%	97.5%	- 2.4%	100.2%	101.2%	+ 1.0%	32	3
North End	99.3%	99.1%	- 0.2%	99.8%	99.0%	- 0.8%	24	3
Payne-Phalen	101.2%	98.9%	- 2.3%	100.0%	99.5%	- 0.5%	43	5
St. Anthony Park	108.6%	97.5%	- 10.2%	99.2%	98.6%	- 0.6%	13	1
Summit Hill	96.6%	97.4%	+ 0.8%	97.3%	96.4%	- 0.9%	25	3
Summit-University	97.6%	97.2%	- 0.4%	98.4%	98.0%	- 0.4%	49	4
Thomas-Dale (Frogtown)	101.0%	99.4%	- 1.6%	98.3%	99.0%	+ 0.7%	20	2
West Seventh	98.9%	97.7%	- 1.2%	100.0%	99.5%	- 0.5%	29	2
West Side	95.0%	98.1%	+ 3.3%	101.3%	99.9%	- 1.4%	23	3

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

10-2024	10-2025	+/-	10-2024	10-2025	+/-
21	32	+ 52.4%	1.3	2.3	+ 76.9%
24	18	- 25.0%	1.8	1.2	- 33.3%
24	39	+ 62.5%	2.1	3.2	+ 52.4%
82	93	+ 13.4%	9.3	15.9	+ 71.0%
37	44	+ 18.9%	1.7	1.9	+ 11.8%
13	25	+ 92.3%	1.1	2.8	+ 154.5%
59	40	- 32.2%	2.3	1.5	- 34.8%
21	29	+ 38.1%	1.8	2.9	+ 61.1%
32	35	+ 9.4%	1.6	1.9	+ 18.8%
24	38	+ 58.3%	1.7	2.7	+ 58.8%
43	52	+ 20.9%	2.1	2.7	+ 28.6%
13	17	+ 30.8%	2.8	3.4	+ 21.4%
25	30	+ 20.0%	3.4	3.9	+ 14.7%
49	47	- 4.1%	3.9	3.5	- 10.3%
20	21	+ 5.0%	2.2	2.9	+ 31.8%
29	22	- 24.1%	3.1	2.5	- 19.4%
23	33	+ 43.5%	2.0	2.7	+ 35.0%