Local Market Update – April 2016

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

MINNEAPOLIS AREA Association of REALTORS®

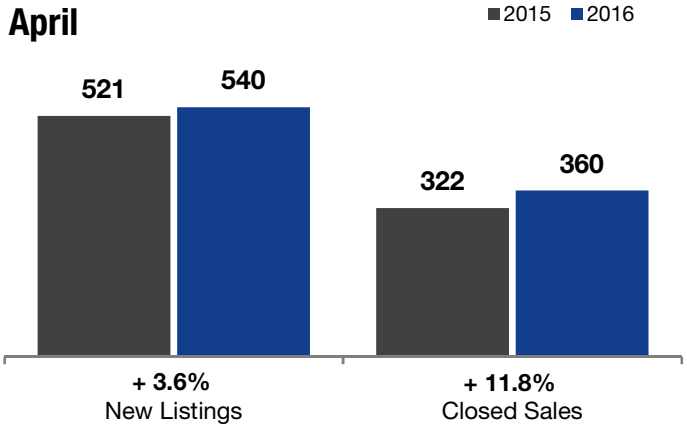
Saint Paul

+ 3.6%	+ 11.8%	+ 6.4%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

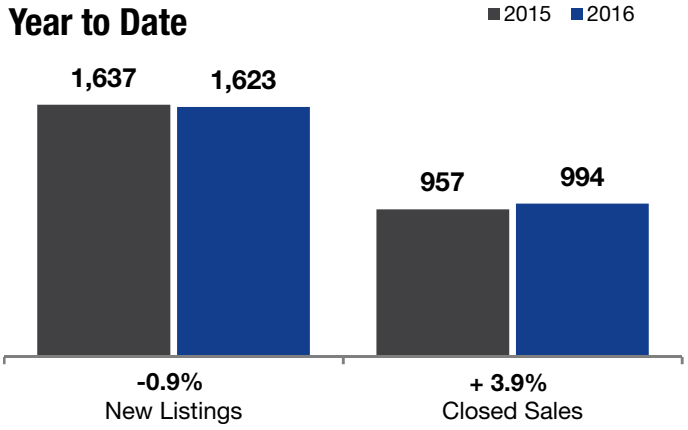
	April			Year to Date		
	2015	2016	+ / –	2015	2016	+ / –
New Listings	521	**540**	+ 3.6%	1,637	**1,623**	-0.9%
Closed Sales	322	**360**	+ 11.8%	957	**994**	+ 3.9%
Median Sales Price*	$165,000	**$175,500**	+ 6.4%	$157,000	**$172,000**	+ 9.6%
Average Sales Price*	$201,944	**$207,262**	+ 2.6%	$191,001	**$202,657**	+ 6.1%
Price Per Square Foot*	$118	**$129**	+ 8.6%	$115	**$128**	+ 10.9%
Percent of Original List Price Received*	96.0%	**96.4%**	+ 0.4%	93.6%	**95.0%**	+ 1.5%
Days on Market Until Sale	100	**93**	-7.0%	105	**97**	-7.6%
Inventory of Homes for Sale	948	**727**	-23.3%	--	--	--
Months Supply of Inventory	3.2	**2.2**	-31.3%	--	--	--

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

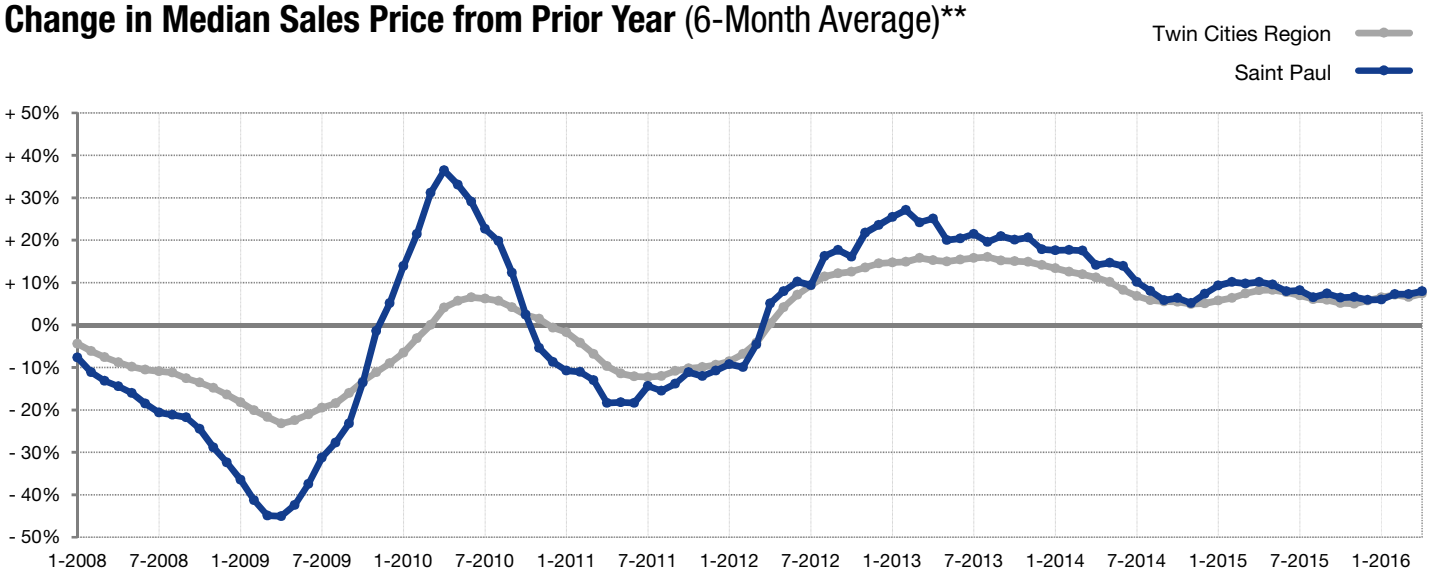
April



Year to Date



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 May 9, 2016. All data from NorthstarMLS. | Powered by ShowingTime 10K.

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New Listings

	4-2015	4-2016	+ / –	YTD 2015	YTD 2016	+ / –
Battle Creek – Highwood	33	25	- 24.2%	103	93	- 9.7%
Como Park	34	47	+ 38.2%	93	127	+ 36.6%
Dayton's Bluff	23	25	+ 8.7%	84	77	- 8.3%
Downtown – St Paul	26	31	+ 19.2%	97	86	- 11.3%
Greater East Side	56	51	- 8.9%	158	169	+ 7.0%
Hamline-Midway	23	17	- 26.1%	68	57	- 16.2%
Highland Park	47	62	+ 31.9%	147	177	+ 20.4%
Merriam Pk / Lexington-Hamline	26	31	+ 19.2%	80	75	- 6.3%
Macalester-Groveland	61	56	- 8.2%	190	173	- 8.9%
North End	23	32	+ 39.1%	74	86	+ 16.2%
Payne-Phalen	42	43	+ 2.4%	136	128	- 5.9%
St. Anthony Park	13	12	- 7.7%	45	34	- 24.4%
Summit Hill	13	13	0.0%	57	48	- 15.8%
Summit-University	33	34	+ 3.0%	107	98	- 8.4%
Thomas-Dale (Frogtown)	14	17	+ 21.4%	51	54	+ 5.9%
West Seventh	25	20	- 20.0%	65	60	- 7.7%
West Side	29	24	- 17.2%	81	81	0.0%

Closed Sales

	4-2015	4-2016	+ / –	YTD 2015	YTD 2016	+ / –
Battle Creek – Highwood	25	19	- 24.0%	79	50	- 36.7%
Como Park	18	24	+ 33.3%	46	54	+ 17.4%
Dayton's Bluff	18	17	- 5.6%	52	44	- 15.4%
Downtown – St Paul	18	16	- 11.1%	44	56	+ 27.3%
Greater East Side	31	39	+ 25.8%	104	105	+ 1.0%
Hamline-Midway	15	19	+ 26.7%	40	45	+ 12.5%
Highland Park	27	24	- 11.1%	87	97	+ 11.5%
Merriam Pk / Lexington-Hamline	12	15	+ 25.0%	43	47	+ 9.3%
Macalester-Groveland	30	42	+ 40.0%	84	109	+ 29.8%
North End	17	23	+ 35.3%	54	67	+ 24.1%
Payne-Phalen	27	42	+ 55.6%	105	102	- 2.9%
St. Anthony Park	9	8	- 11.1%	18	21	+ 16.7%
Summit Hill	12	7	- 41.7%	35	28	- 20.0%
Summit-University	19	15	- 21.1%	45	40	- 11.1%
Thomas-Dale (Frogtown)	10	14	+ 40.0%	28	35	+ 25.0%
West Seventh	13	12	- 7.7%	38	37	- 2.6%
West Side	21	24	+ 14.3%	55	56	+ 1.8%

Median Sales Price

	4-2015	4-2016	+ / –	YTD 2015	YTD 2016	+ / –
Battle Creek – Highwood	$166,000	$165,000	- 0.6%	$144,500	$160,000	+ 10.7%
Como Park	$167,250	$198,750	+ 18.8%	$172,000	$191,400	+ 11.3%
Dayton's Bluff	$120,000	$139,900	+ 16.6%	$108,625	$128,350	+ 18.2%
Downtown – St Paul	$197,750	$191,950	- 2.9%	$176,500	$184,950	+ 4.8%
Greater East Side	$146,000	$165,000	+ 13.0%	$135,000	$144,000	+ 6.7%
Hamline-Midway	$174,950	$185,000	+ 5.7%	$164,000	$169,500	+ 3.4%
Highland Park	$243,900	$257,500	+ 5.6%	$266,900	$262,500	- 1.6%
Merriam Pk / Lexington-Hamline	$213,000	$300,000	+ 40.8%	$254,000	$276,650	+ 8.9%
Macalester-Groveland	$331,600	$287,000	- 13.4%	$280,500	$272,500	- 2.9%
North End	$124,250	$129,000	+ 3.8%	$112,250	$129,000	+ 14.9%
Payne-Phalen	$111,500	$129,900	+ 16.5%	$126,950	$123,500	- 2.7%
St. Anthony Park	$243,300	$217,950	- 10.4%	$222,575	$210,000	- 5.6%
Summit Hill	$415,672	$325,000	- 21.8%	$357,450	$278,750	- 22.0%
Summit-University	$210,000	$195,000	- 7.1%	$186,000	$199,500	+ 7.3%
Thomas-Dale (Frogtown)	$104,000	$139,500	+ 34.1%	$98,000	$135,000	+ 37.8%
West Seventh	$150,000	$218,000	+ 45.3%	$163,750	$209,000	+ 27.6%
West Side	$135,100	$173,000	+ 28.1%	$132,500	$149,850	+ 13.1%

Days on Market Until Sale

	4-2015	4-2016	+ / –	YTD 2015	YTD 2016	+ / –
Battle Creek – Highwood	97	51	- 47.4%	102	66	- 35.3%
Como Park	85	104	+ 22.4%	101	75	- 25.7%
Dayton's Bluff	94	120	+ 27.7%	109	120	+ 10.1%
Downtown – St Paul	95	93	- 2.1%	131	99	- 24.4%
Greater East Side	120	67	- 44.2%	98	78	- 20.4%
Hamline-Midway	75	77	+ 2.7%	77	68	- 11.7%
Highland Park	105	80	- 23.8%	100	101	+ 1.0%
Merriam Pk / Lexington-Hamline	160	155	- 3.1%	111	139	+ 25.2%
Macalester-Groveland	85	84	- 1.2%	91	89	- 2.2%
North End	66	111	+ 68.2%	90	89	- 1.1%
Payne-Phalen	65	72	+ 10.8%	105	83	- 21.0%
St. Anthony Park	270	194	- 28.1%	187	165	- 11.8%
Summit Hill	98	140	+ 42.9%	101	153	+ 51.5%
Summit-University	169	119	- 29.6%	144	147	+ 2.1%
Thomas-Dale (Frogtown)	68	72	+ 5.9%	79	102	+ 29.1%
West Seventh	63	115	+ 82.5%	115	98	- 14.8%
West Side	108	86	- 20.4%	115	86	- 25.2%

Pct. Of Original Price Received

	4-2015	4-2016	+ / –	YTD 2015	YTD 2016	+ / –
Battle Creek – Highwood	94.6%	97.9%	+ 3.5%	93.9%	96.9%	+ 3.2%
Como Park	97.1%	94.9%	- 2.3%	95.8%	95.5%	- 0.3%
Dayton's Bluff	95.9%	92.3%	- 3.8%	91.4%	90.5%	- 1.0%
Downtown – St Paul	93.7%	94.9%	+ 1.3%	93.2%	95.6%	+ 2.6%
Greater East Side	98.0%	95.0%	- 3.1%	95.6%	95.2%	- 0.4%
Hamline-Midway	89.2%	94.4%	+ 5.8%	93.8%	94.8%	+ 1.1%
Highland Park	95.9%	99.7%	+ 4.0%	94.7%	97.9%	+ 3.4%
Merriam Pk / Lexington-Hamline	94.0%	93.0%	- 1.1%	93.2%	93.3%	+ 0.1%
Macalester-Groveland	96.5%	98.5%	+ 2.1%	93.3%	96.3%	+ 3.2%
North End	96.6%	101.6%	+ 5.2%	91.5%	97.2%	+ 6.2%
Payne-Phalen	96.6%	95.6%	- 1.0%	94.4%	93.5%	- 1.0%
St. Anthony Park	105.4%	92.5%	- 12.2%	95.2%	90.3%	- 5.1%
Summit Hill	96.4%	100.5%	+ 4.3%	93.5%	91.2%	- 2.5%
Summit-University	92.3%	91.9%	- 0.4%	93.3%	92.0%	- 1.4%
Thomas-Dale (Frogtown)	94.6%	96.0%	+ 1.5%	92.8%	90.1%	- 2.9%
West Seventh	102.1%	98.7%	- 3.3%	94.9%	97.8%	+ 3.1%
West Side	96.7%	94.1%	- 2.7%	88.4%	94.9%	+ 7.4%

Inventory

	4-2015	4-2016	+ / –
Battle Creek – Highwood	45	37	- 17.8%
Como Park	49	47	- 4.1%
Dayton's Bluff	62	34	- 45.2%
Downtown – St Paul	72	52	- 27.8%
Greater East Side	95	67	- 29.5%
Hamline-Midway	21	22	+ 4.8%
Highland Park	75	71	- 5.3%
Merriam Pk / Lexington-Hamline	47	37	- 21.3%
Macalester-Groveland	93	67	- 28.0%
North End	42	37	- 11.9%
Payne-Phalen	86	56	- 34.9%
St. Anthony Park	22	18	- 18.2%
Summit Hill	39	32	- 17.9%
Summit-University	79	58	- 26.6%
Thomas-Dale (Frogtown)	32	29	- 9.4%
West Seventh	44	32	- 27.3%
West Side	44	31	- 29.5%

Months Supply

	4-2015	4-2016	+ / –
Battle Creek – Highwood	1.8	1.9	+ 5.6%
Como Park	2.5	2.0	- 20.0%
Dayton's Bluff	4.3	2.6	- 39.5%
Downtown – St Paul	6.9	2.9	- 58.0%
Greater East Side	2.8	1.9	- 32.1%
Hamline-Midway	2.0	1.9	- 5.0%
Highland Park	2.7	2.3	- 14.8%
Merriam Pk / Lexington-Hamline	3.0	2.2	- 26.7%
Macalester-Groveland	3.9	2.1	- 46.2%
North End	2.6	2.1	- 19.2%
Payne-Phalen	2.9	2.0	- 31.0%
St. Anthony Park	4.9	2.2	- 55.1%
Summit Hill	4.5	2.7	- 40.0%
Summit-University	5.4	3.7	- 31.5%
Thomas-Dale (Frogtown)	3.6	2.5	- 30.6%
West Seventh	3.0	2.2	- 26.7%
West Side	2.7	2.4	- 11.1%