

# Local Market Update – September 2017

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



MINNEAPOLIS AREA Association  
of REALTORS®

## Saint Paul

**- 17.6%**

Change in  
New Listings

**- 11.1%**

Change in  
Closed Sales

**+ 9.2%**

Change in  
Median Sales Price

### September

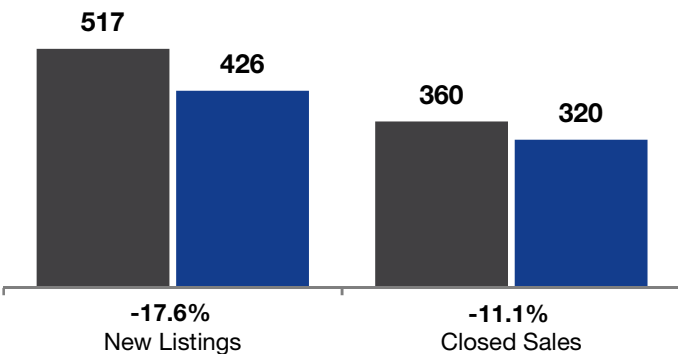
### Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	517	426	-17.6%	4,228	3,858	-8.8%
Closed Sales	360	320	-11.1%	3,021	2,975	-1.5%
Median Sales Price*	\$179,900	<b>\$196,500</b>	+ 9.2%	\$183,000	<b>\$192,750</b>	+ 5.3%
Average Sales Price*	\$210,213	<b>\$246,184</b>	+ 17.1%	\$218,869	<b>\$232,379</b>	+ 6.2%
Price Per Square Foot*	\$140	<b>\$149</b>	+ 6.9%	\$139	<b>\$148</b>	+ 6.8%
Percent of Original List Price Received*	97.6%	<b>98.3%</b>	+ 0.7%	97.6%	<b>98.5%</b>	+ 0.9%
Days on Market Until Sale	49	<b>45</b>	-8.2%	63	<b>53</b>	-15.9%
Inventory of Homes for Sale	939	<b>682</b>	-27.4%	--	--	--
Months Supply of Inventory	2.9	<b>2.1</b>	-27.6%	--	--	--

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

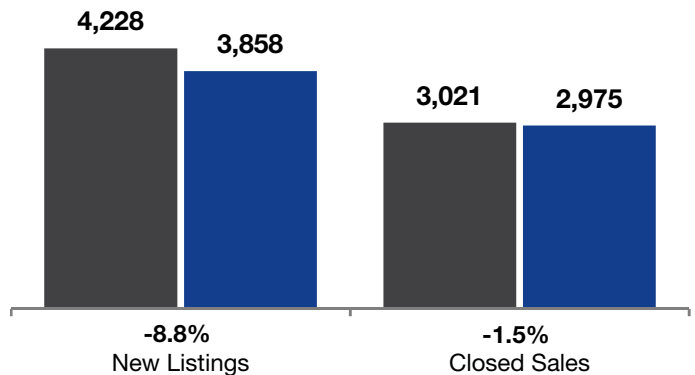
### September

■ 2016 ■ 2017



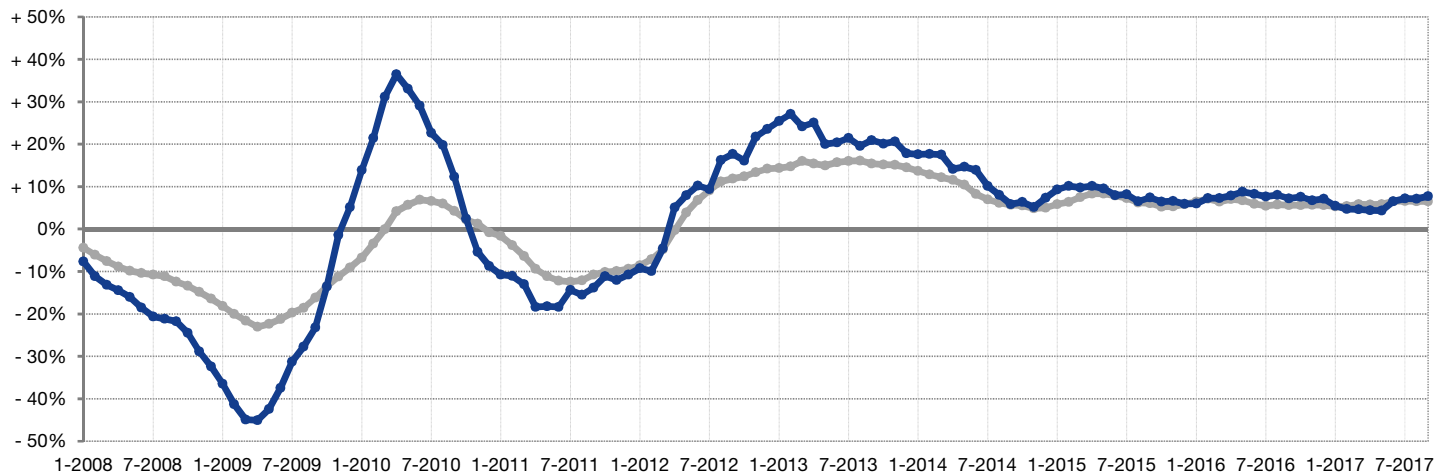
### Year to Date

■ 2016 ■ 2017



### 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 October 9, 2017. All data from NorthstarMLS. | Powered by ShowingTime.

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## New Listings

	9-2016	9-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	32	28	- 12.5%	282	253	- 10.3%
Como Park	25	22	- 12.0%	278	247	- 11.2%
Dayton's Bluff	33	13	- 60.6%	229	182	- 20.5%
Downtown – St Paul	25	27	+ 8.0%	193	206	+ 6.7%
Greater East Side	67	50	- 25.4%	479	440	- 8.1%
Hamline-Midway	24	18	- 25.0%	156	166	+ 6.4%
Highland Park	45	39	- 13.3%	432	351	- 18.8%
Merriam Pk / Lexington-Hamline	25	19	- 24.0%	196	171	- 12.8%
Macalester-Groveland	48	37	- 22.9%	383	300	- 21.7%
North End	33	27	- 18.2%	258	242	- 6.2%
Payne-Phalen	39	41	+ 5.1%	370	365	- 1.4%
St. Anthony Park	11	9	- 18.2%	88	72	- 18.2%
Summit Hill	11	13	+ 18.2%	112	107	- 4.5%
Summit-University	38	26	- 31.6%	269	245	- 8.9%
Thomas-Dale (Frogtown)	20	7	- 65.0%	154	121	- 21.4%
West Seventh	21	19	- 9.5%	162	181	+ 11.7%
West Side	20	31	+ 55.0%	187	207	+ 10.7%

## Closed Sales

	9-2016	9-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	26	18	- 30.8%	186	188	+ 1.1%
Como Park	30	15	- 50.0%	214	185	- 13.6%
Dayton's Bluff	15	16	+ 6.7%	138	165	+ 19.6%
Downtown – St Paul	13	12	- 7.7%	142	136	- 4.2%
Greater East Side	43	42	- 2.3%	332	352	+ 6.0%
Hamline-Midway	18	16	- 11.1%	136	129	- 5.1%
Highland Park	37	24	- 35.1%	313	259	- 17.3%
Merriam Pk / Lexington-Hamline	14	13	- 7.1%	144	125	- 13.2%
Macalester-Groveland	23	27	+ 17.4%	303	235	- 22.4%
North End	22	22	0.0%	184	192	+ 4.3%
Payne-Phalen	36	33	- 8.3%	274	298	+ 8.8%
St. Anthony Park	6	7	+ 16.7%	61	59	- 3.3%
Summit Hill	8	11	+ 37.5%	77	78	+ 1.3%
Summit-University	22	22	0.0%	143	190	+ 32.9%
Thomas-Dale (Frogtown)	15	12	- 20.0%	103	95	- 7.8%
West Seventh	19	10	- 47.4%	128	140	+ 9.4%
West Side	13	20	+ 53.8%	139	149	+ 7.2%

## Median Sales Price

	9-2016	9-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	\$191,500	\$200,000	+ 4.4%	\$179,900	\$187,000	+ 3.9%
Como Park	\$200,950	\$205,000	+ 2.0%	\$205,000	\$225,000	+ 9.8%
Dayton's Bluff	\$122,000	\$179,000	+ 46.7%	\$143,211	\$155,000	+ 8.2%
Downtown – St Paul	\$185,000	\$194,900	+ 5.4%	\$172,000	\$178,700	+ 3.9%
Greater East Side	\$155,000	\$169,200	+ 9.2%	\$155,000	\$169,250	+ 9.2%
Hamline-Midway	\$172,500	\$206,000	+ 19.4%	\$175,250	\$208,500	+ 19.0%
Highland Park	\$324,000	\$310,000	- 4.3%	\$282,000	\$315,000	+ 11.7%
Merriam Pk / Lexington-Hamline	\$243,500	\$292,500	+ 20.1%	\$275,000	\$300,000	+ 9.1%
Macalester-Groveland	\$309,900	\$334,900	+ 8.1%	\$302,000	\$330,000	+ 9.3%
North End	\$139,500	\$146,700	+ 5.2%	\$140,000	\$147,500	+ 5.4%
Payne-Phalen	\$150,500	\$160,000	+ 6.3%	\$149,000	\$163,413	+ 9.7%
St. Anthony Park	\$225,000	\$246,000	+ 9.3%	\$244,300	\$247,000	+ 1.1%
Summit Hill	\$476,000	\$657,500	+ 38.1%	\$337,500	\$397,000	+ 17.6%
Summit-University	\$243,950	\$306,250	+ 25.5%	\$217,000	\$230,000	+ 6.0%
Thomas-Dale (Frogtown)	\$145,000	\$126,700	- 12.6%	\$139,900	\$146,000	+ 4.4%
West Seventh	\$173,500	\$197,500	+ 13.8%	\$189,250	\$206,450	+ 9.1%
West Side	\$135,000	\$169,000	+ 25.2%	\$154,600	\$177,250	+ 14.7%

## Days on Market Until Sale

	9-2016	9-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	33	46	+ 39.4%	47	45	- 4.3%
Como Park	24	32	+ 33.3%	42	36	- 14.3%
Dayton's Bluff	87	37	- 57.5%	75	60	- 20.0%
Downtown – St Paul	86	70	- 18.6%	90	83	- 7.8%
Greater East Side	37	36	- 2.7%	50	51	+ 2.0%
Hamline-Midway	32	23	- 28.1%	44	36	- 18.2%
Highland Park	62	46	- 25.8%	66	51	- 22.7%
Merriam Pk / Lexington-Hamline	69	57	- 17.4%	79	46	- 41.8%
Macalester-Groveland	36	51	+ 41.7%	60	52	- 13.3%
North End	48	38	- 20.8%	63	51	- 19.0%
Payne-Phalen	49	33	- 32.7%	65	47	- 27.7%
St. Anthony Park	29	64	+ 120.7%	81	68	- 16.0%
Summit Hill	101	110	+ 8.9%	100	73	- 27.0%
Summit-University	65	74	+ 13.8%	79	82	+ 3.8%
Thomas-Dale (Frogtown)	53	22	- 58.5%	72	56	- 22.2%
West Seventh	23	53	+ 130.4%	54	38	- 29.6%
West Side	57	29	- 49.1%	64	54	- 15.6%

## Pct. Of Original Price Received

	9-2016	9-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	98.4%	94.8%	- 3.7%	99.2%	99.0%	- 0.2%
Como Park	97.3%	96.7%	- 0.6%	98.3%	99.4%	+ 1.1%
Dayton's Bluff	95.2%	99.8%	+ 4.8%	95.4%	96.7%	+ 1.4%
Downtown – St Paul	94.8%	95.4%	+ 0.6%	96.5%	96.7%	+ 0.2%
Greater East Side	98.7%	99.2%	+ 0.5%	99.0%	98.8%	- 0.2%
Hamline-Midway	99.3%	102.6%	+ 3.3%	99.0%	100.6%	+ 1.6%
Highland Park	97.4%	97.3%	- 0.1%	98.2%	98.4%	+ 0.2%
Merriam Pk / Lexington-Hamline	98.0%	101.4%	+ 3.5%	96.6%	99.3%	+ 2.8%
Macalester-Groveland	98.4%	99.3%	+ 0.9%	98.0%	98.6%	+ 0.6%
North End	97.3%	101.0%	+ 3.8%	98.5%	99.2%	+ 0.7%
Payne-Phalen	98.1%	97.8%	- 0.3%	97.1%	98.6%	+ 1.5%
St. Anthony Park	97.7%	100.3%	+ 2.7%	96.0%	96.8%	+ 0.8%
Summit Hill	97.0%	95.3%	- 1.8%	94.7%	97.3%	+ 2.7%
Summit-University	97.8%	94.1%	- 3.8%	96.7%	97.3%	+ 0.6%
Thomas-Dale (Frogtown)	96.6%	98.4%	+ 1.9%	95.0%	98.1%	+ 3.3%
West Seventh	98.0%	98.9%	+ 0.9%	97.6%	99.4%	+ 1.8%
West Side	95.1%	97.7%	+ 2.7%	96.8%	98.5%	+ 1.8%

## Inventory

	9-2016	9-2017	+ / -	9-2016	9-2017	+ / -
Battle Creek – Highwood	63	43	- 31.7%	3.1	1.9	- 38.7%
Como Park	38	37	- 2.6%	1.7	1.9	+ 11.8%
Dayton's Bluff	66	26	- 60.6%	4.2	1.5	- 64.3%
Downtown – St Paul	58	54	- 6.9%	4.0	3.7	- 7.5%
Greater East Side	114	86	- 24.6%	3.2	2.2	- 31.3%
Hamline-Midway	24	25	+ 4.2%	1.7	1.8	+ 5.9%
Highland Park	70	66	- 5.7%	2.1	2.4	+ 14.3%
Merriam Pk / Lexington-Hamline	41	30	- 26.8%	2.8	2.3	- 17.9%
Macalester-Groveland	66	49	- 25.8%	2.2	2.0	- 9.1%
North End	61	32	- 47.5%	2.9	1.5	- 48.3%
Payne-Phalen	85	60	- 29.4%	3.0	1.9	- 36.7%
St. Anthony Park	22	13	- 40.9%	3.1	2.2	- 29.0%
Summit Hill	31	28	- 9.7%	3.8	3.7	- 2.6%
Summit-University	86	45	- 47.7%	5.5	2.3	- 58.2%
Thomas-Dale (Frogtown)	38	20	- 47.4%	3.3	2.0	- 39.4%
West Seventh	37	27	- 27.0%	2.9	1.8	- 37.9%
West Side	39	39	0.0%	2.6	2.6	0.0%

## Months Supply