

Saint Paul

- 21.5%

+ 0.7%

+ 1.3%

Change in
New Listings

Change in
Closed Sales

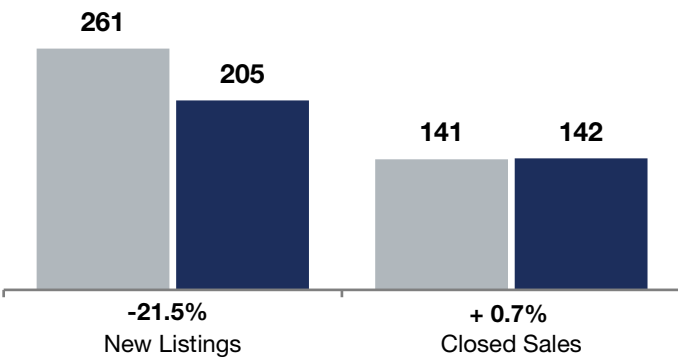
Change in
Median Sales Price

	January			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	261	205	-21.5%	3,437	3,526	+ 2.6%
Closed Sales	141	142	+ 0.7%	2,778	2,763	-0.5%
Median Sales Price*	\$265,000	\$268,400	+ 1.3%	\$280,000	\$291,000	+ 3.9%
Average Sales Price*	\$318,465	\$334,551	+ 5.1%	\$330,825	\$342,885	+ 3.6%
Price Per Square Foot*	\$192	\$193	+ 0.9%	\$207	\$208	+ 1.0%
Percent of Original List Price Received*	96.7%	97.4%	+ 0.7%	100.3%	99.2%	-1.1%
Days on Market Until Sale	51	59	+ 15.7%	39	43	+ 10.3%
Inventory of Homes for Sale	397	310	-21.9%	--	--	--
Months Supply of Inventory	1.7	1.4	-17.6%	--	--	--

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

January

■ 2024 ■ 2025



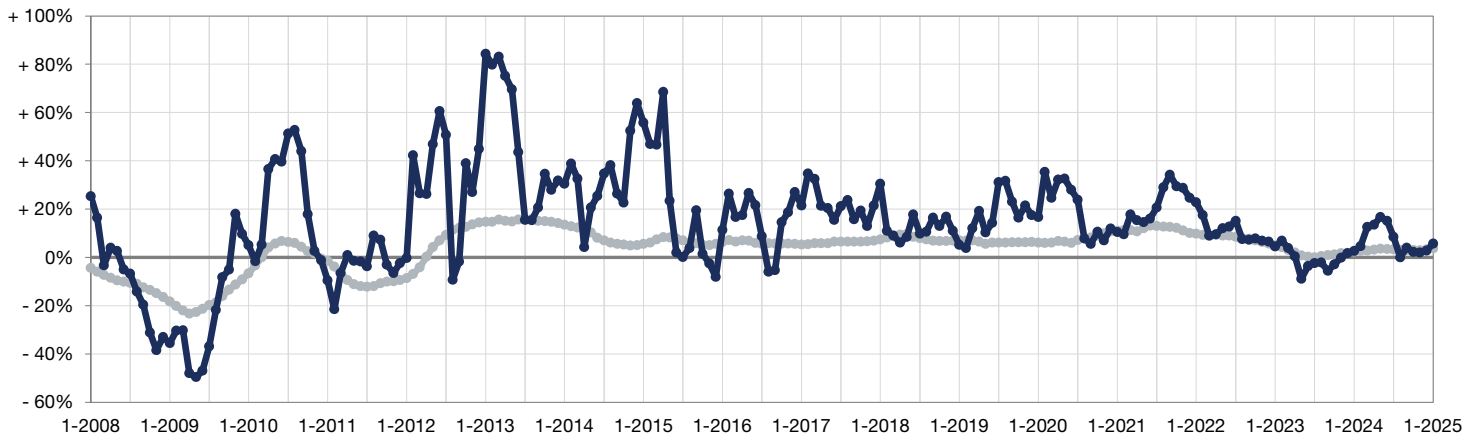
Rolling 12 Months

■ 2024 ■ 2025



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.

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	1-2024	1-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	16	13	- 18.8%	229	220	- 3.9%
Como Park	13	5	- 61.5%	202	187	- 7.4%
Dayton's Bluff	14	9	- 35.7%	179	174	- 2.8%
Downtown – St Paul	26	22	- 15.4%	233	234	+ 0.4%
Greater East Side	23	24	+ 4.3%	300	319	+ 6.3%
Hamline-Midway	11	4	- 63.6%	145	147	+ 1.4%
Highland Park	32	23	- 28.1%	368	418	+ 13.6%
Merriam Pk / Lexington-Hamline	10	7	- 30.0%	152	161	+ 5.9%
Macalester-Groveland	12	13	+ 8.3%	286	285	- 0.3%
North End	16	11	- 31.3%	199	217	+ 9.0%
Payne-Phalen	32	17	- 46.9%	323	301	- 6.8%
St. Anthony Park	2	3	+ 50.0%	71	77	+ 8.5%
Summit Hill	10	8	- 20.0%	112	105	- 6.3%
Summit-University	10	16	+ 60.0%	195	238	+ 22.1%
Thomas-Dale (Frogtown)	8	8	0.0%	119	129	+ 8.4%
West Seventh	16	9	- 43.8%	165	136	- 17.6%
West Side	10	13	+ 30.0%	161	179	+ 11.2%

Closed Sales

	1-2024	1-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	14	7	- 50.0%	175	187	+ 6.9%
	6	6	0.0%	188	162	- 13.8%
	9	11	+ 22.2%	146	141	- 3.4%
	4	4	0.0%	130	98	- 24.6%
	19	14	- 26.3%	263	248	- 5.7%
	5	5	0.0%	124	133	+ 7.3%
	16	15	- 6.3%	284	321	+ 13.0%
	7	2	- 71.4%	112	135	+ 20.5%
	11	7	- 36.4%	255	232	- 9.0%
	12	12	0.0%	169	170	+ 0.6%
	12	20	+ 66.7%	276	266	- 3.6%
	1	3	+ 200.0%	53	55	+ 3.8%
	6	4	- 33.3%	78	92	+ 17.9%
	5	14	+ 180.0%	174	158	- 9.2%
	5	8	+ 60.0%	100	110	+ 10.0%
	2	3	+ 50.0%	116	114	- 1.7%
	7	8	+ 14.3%	137	142	+ 3.6%

Median Sales Price

	1-2024	1-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$276,100	\$260,400	- 5.7%	\$285,000	\$289,900	+ 1.7%
Como Park	\$311,500	\$308,250	- 1.0%	\$320,000	\$324,000	+ 1.3%
Dayton's Bluff	\$250,000	\$237,000	- 5.2%	\$249,873	\$234,000	- 6.4%
Downtown – St Paul	\$301,500	\$241,825	- 19.8%	\$205,000	\$186,000	- 9.3%
Greater East Side	\$234,900	\$253,750	+ 8.0%	\$255,000	\$264,000	+ 3.5%
Hamline-Midway	\$278,300	\$297,000	+ 6.7%	\$281,750	\$280,000	- 0.6%
Highland Park	\$492,500	\$440,000	- 10.7%	\$472,000	\$450,000	- 4.7%
Merriam Pk / Lexington-Hamline	\$323,000	\$677,500	+ 109.8%	\$395,500	\$410,000	+ 3.7%
Macalester-Groveland	\$500,000	\$575,000	+ 15.0%	\$410,000	\$432,500	+ 5.5%
North End	\$217,500	\$229,500	+ 5.5%	\$207,000	\$240,000	+ 15.9%
Payne-Phalen	\$211,500	\$270,000	+ 27.7%	\$240,000	\$249,900	+ 4.1%
St. Anthony Park	\$305,000	\$250,000	- 18.0%	\$292,500	\$310,500	+ 6.2%
Summit Hill	\$281,000	\$851,500	+ 203.0%	\$515,750	\$526,000	+ 2.0%
Summit-University	\$299,000	\$275,000	- 8.0%	\$280,000	\$299,950	+ 7.1%
Thomas-Dale (Frogtown)	\$200,791	\$216,000	+ 7.6%	\$240,000	\$230,000	- 4.2%
West Seventh	\$295,000	\$258,000	- 12.5%	\$282,500	\$302,500	+ 7.1%
West Side	\$242,000	\$199,950	- 17.4%	\$250,000	\$265,350	+ 6.1%

Days on Market Until Sale

	1-2024	1-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	28	69	+ 146.4%	27	37	+ 37.0%
	95	38	- 60.0%	27	26	- 3.7%
	52	55	+ 5.8%	33	34	+ 3.0%
	142	140	- 1.4%	137	159	+ 16.1%
	27	46	+ 70.4%	30	32	+ 6.7%
	49	62	+ 26.5%	26	26	0.0%
	70	45	- 35.7%	30	37	+ 23.3%
	53	111	+ 109.4%	33	36	+ 9.1%
	99	85	- 14.1%	33	34	+ 3.0%
	32	44	+ 37.5%	36	40	+ 11.1%
	50	37	- 26.0%	34	37	+ 8.8%
	6	79	+ 1216.7%	41	68	+ 65.9%
	46	62	+ 34.8%	59	74	+ 25.4%
	41	99	+ 141.5%	50	62	+ 24.0%
	15	34	+ 126.7%	34	44	+ 29.4%
	56	130	+ 132.1%	38	44	+ 15.8%
	36	36	0.0%	32	29	- 9.4%

Pct. Of Original Price Received

	1-2024	1-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	99.4%	99.0%	- 0.4%	102.2%	99.9%	- 2.3%
Como Park	95.7%	97.5%	+ 1.9%	101.8%	101.1%	- 0.7%
Dayton's Bluff	94.2%	97.3%	+ 3.3%	100.1%	99.0%	- 1.1%
Downtown – St Paul	95.5%	94.9%	- 0.6%	94.4%	93.4%	- 1.1%
Greater East Side	98.8%	101.4%	+ 2.6%	101.4%	99.7%	- 1.7%
Hamline-Midway	102.4%	95.0%	- 7.2%	102.0%	100.2%	- 1.8%
Highland Park	94.5%	96.6%	+ 2.2%	100.1%	99.5%	- 0.6%
Merriam Pk / Lexington-Hamline	95.7%	96.0%	+ 0.3%	99.2%	98.0%	- 1.2%
Macalester-Groveland	90.0%	100.0%	+ 11.1%	100.5%	100.6%	+ 0.1%
North End	99.7%	92.0%	- 7.7%	100.5%	99.1%	- 1.4%
Payne-Phalen	90.1%	98.9%	+ 9.8%	101.2%	99.8%	- 1.4%
St. Anthony Park	100.0%	96.6%	- 3.4%	99.1%	98.3%	- 0.8%
Summit Hill	97.6%	94.2%	- 3.5%	97.3%	96.6%	- 0.7%
Summit-University	96.6%	97.8%	+ 1.2%	98.5%	98.0%	- 0.5%
Thomas-Dale (Frogtown)	102.9%	100.2%	- 2.6%	100.1%	97.9%	- 2.2%
West Seventh	96.5%	97.5%	+ 1.0%	101.3%	99.8%	- 1.5%
West Side	104.6%	92.3%	- 11.8%	101.6%	100.2%	- 1.4%

Inventory

	1-2024	1-2025	+ / -	1-2024	1-2025	+ / -
	16	15	- 6.3%	1.0	1.0	0.0%
	16	9	- 43.8%	1.1	0.7	- 36.4%
	21	11	- 47.6%	1.7	0.9	- 47.1%
	57	60	+ 5.3%	5.2	7.3	+ 40.4%
	37	27	- 27.0%	1.8	1.3	- 27.8%
	12	4	- 66.7%	1.2	0.4	- 66.7%
	35	28	- 20.0%	1.5	1.1	- 26.7%
	15	9	- 40.0%	1.5	0.8	- 46.7%
	20	21	+ 5.0%	1.0	1.1	+ 10.0%
	25	16	- 36.0%	1.9	1.1	- 42.1%
	45	23	- 48.9%	2.1	1.0	- 52.4%
	6	8	+ 33.3%	1.3	1.7	+ 30.8%
	26	16	- 38.5%	4.3	2.1	- 51.2%
	27	21	- 22.2%	1.9	1.6	- 15.8%
	13	9	- 30.8%	1.6	1.0	- 37.5%
	18	16	- 11.1%	1.8	1.8	0.0%
	8	17	+ 112.5%	0.7	1.5	+ 114.3%

Months Supply

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