

Local Market Update – August 2018

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



MINNEAPOLIS AREA Association
of REALTORS®

Saint Paul

+ 3.6%

- 16.5%

+ 11.6%

Change in
New Listings

Change in
Closed Sales

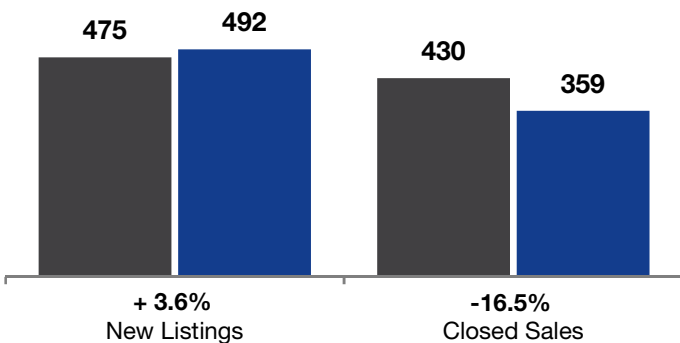
Change in
Median Sales Price

	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	475	492	+ 3.6%	3,432	3,359	-2.1%
Closed Sales	430	359	-16.5%	2,660	2,557	-3.9%
Median Sales Price*	\$199,900	\$223,000	+ 11.6%	\$192,000	\$215,000	+ 12.0%
Average Sales Price*	\$242,592	\$254,046	+ 4.7%	\$230,622	\$253,470	+ 9.9%
Price Per Square Foot*	\$155	\$164	+ 5.7%	\$148	\$162	+ 9.6%
Percent of Original List Price Received*	98.5%	99.9%	+ 1.4%	98.6%	100.3%	+ 1.7%
Days on Market Until Sale	38	30	-21.1%	54	40	-25.9%
Inventory of Homes for Sale	714	612	-14.3%	--	--	--
Months Supply of Inventory	2.2	2.0	-9.1%	--	--	--

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

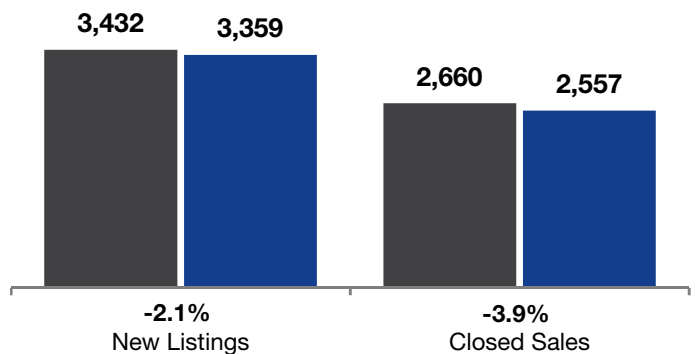
August

■ 2017 ■ 2018



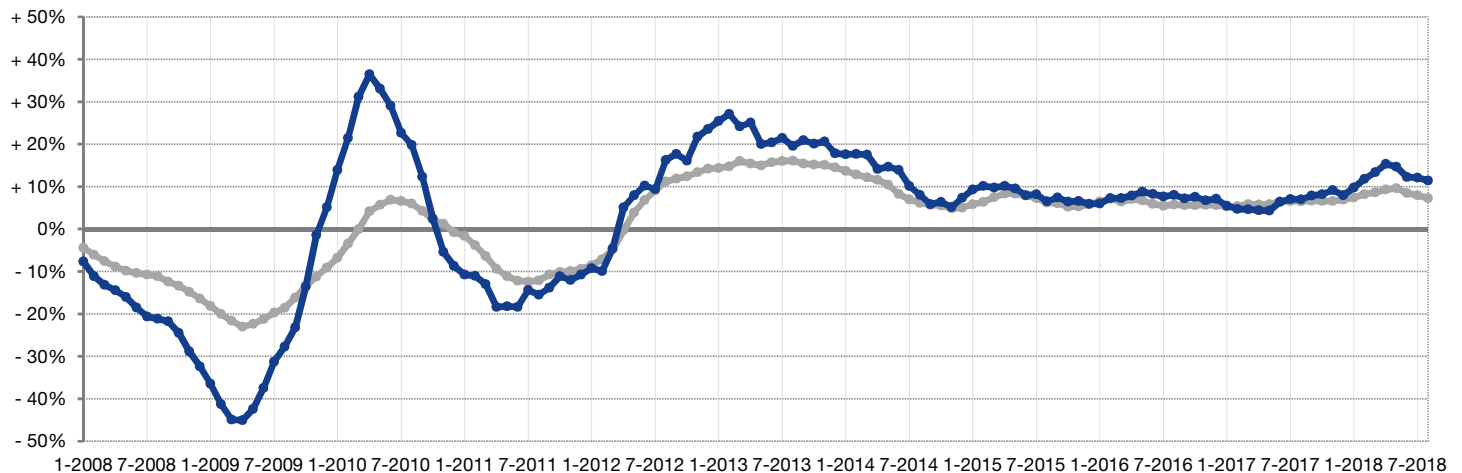
Year to Date

■ 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 September 11, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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New Listings

	8-2017	8-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	34	46	+ 35.3%	225	231	+ 2.7%
Como Park	28	29	+ 3.6%	225	239	+ 6.2%
Dayton's Bluff	19	23	+ 21.1%	169	200	+ 18.3%
Downtown – St Paul	16	19	+ 18.8%	179	161	- 10.1%
Greater East Side	68	63	- 7.4%	390	349	- 10.5%
Hamline-Midway	19	16	- 15.8%	148	115	- 22.3%
Highland Park	45	45	0.0%	312	322	+ 3.2%
Merriam Pk / Lexington-Hamline	17	15	- 11.8%	152	136	- 10.5%
Macalester-Groveland	36	28	- 22.2%	263	274	+ 4.2%
North End	33	36	+ 9.1%	215	210	- 2.3%
Payne-Phalen	39	47	+ 20.5%	324	303	- 6.5%
St. Anthony Park	6	9	+ 50.0%	63	79	+ 25.4%
Summit Hill	14	21	+ 50.0%	94	119	+ 26.6%
Summit-University	23	31	+ 34.8%	219	221	+ 0.9%
Thomas-Dale (Frogtown)	26	15	- 42.3%	114	99	- 13.2%
West Seventh	21	27	+ 28.6%	162	157	- 3.1%
West Side	30	23	- 23.3%	176	144	- 18.2%

Closed Sales

	8-2017	8-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	28	26	- 7.1%	170	176	+ 3.5%
Como Park	31	28	- 9.7%	170	196	+ 15.3%
Dayton's Bluff	19	27	+ 42.1%	149	159	+ 6.7%
Downtown – St Paul	20	18	- 10.0%	125	112	- 10.4%
Greater East Side	43	46	+ 7.0%	312	277	- 11.2%
Hamline-Midway	21	15	- 28.6%	113	106	- 6.2%
Highland Park	40	28	- 30.0%	235	218	- 7.2%
Merriam Pk / Lexington-Hamline	12	12	0.0%	112	109	- 2.7%
Macalester-Groveland	35	26	- 25.7%	208	229	+ 10.1%
North End	25	14	- 44.0%	171	159	- 7.0%
Payne-Phalen	53	26	- 50.9%	265	222	- 16.2%
St. Anthony Park	7	9	+ 28.6%	52	52	0.0%
Summit Hill	12	8	- 33.3%	67	68	+ 1.5%
Summit-University	24	30	+ 25.0%	168	170	+ 1.2%
Thomas-Dale (Frogtown)	10	8	- 20.0%	84	78	- 7.1%
West Seventh	27	19	- 29.6%	130	117	- 10.0%
West Side	23	19	- 17.4%	130	108	- 16.9%

Median Sales Price

	8-2017	8-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	\$191,000	\$218,000	+ 14.1%	\$185,000	\$210,000	+ 13.5%
Como Park	\$249,900	\$251,000	+ 0.4%	\$225,000	\$243,950	+ 8.4%
Dayton's Bluff	\$144,900	\$180,000	+ 24.2%	\$150,000	\$175,000	+ 16.7%
Downtown – St Paul	\$175,000	\$195,500	+ 11.7%	\$177,250	\$190,000	+ 7.2%
Greater East Side	\$175,000	\$189,000	+ 8.0%	\$169,450	\$185,550	+ 9.5%
Hamline-Midway	\$218,000	\$220,000	+ 0.9%	\$210,000	\$219,000	+ 4.3%
Highland Park	\$324,000	\$356,450	+ 10.0%	\$315,000	\$332,000	+ 5.4%
Merriam Pk / Lexington-Hamline	\$261,100	\$282,950	+ 8.4%	\$307,777	\$335,500	+ 9.0%
Macalester-Groveland	\$352,500	\$344,400	- 2.3%	\$327,125	\$354,000	+ 8.2%
North End	\$147,500	\$154,500	+ 4.7%	\$147,500	\$160,600	+ 8.9%
Payne-Phalen	\$175,000	\$204,500	+ 16.9%	\$163,825	\$183,000	+ 11.7%
St. Anthony Park	\$326,000	\$285,000	- 12.6%	\$248,000	\$281,950	+ 13.7%
Summit Hill	\$325,000	\$532,450	+ 63.8%	\$371,000	\$340,000	- 8.4%
Summit-University	\$274,000	\$255,000	- 6.9%	\$227,662	\$255,000	+ 12.0%
Thomas-Dale (Frogtown)	\$171,475	\$170,000	- 0.9%	\$150,730	\$167,500	+ 11.1%
West Seventh	\$210,000	\$233,000	+ 11.0%	\$206,450	\$225,013	+ 9.0%
West Side	\$177,000	\$197,000	+ 11.3%	\$183,250	\$190,200	+ 3.8%

Days on Market Until Sale

	8-2017	8-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	26	28	+ 7.7%	45	37	- 17.8%
Como Park	32	20	- 37.5%	37	29	- 21.6%
Dayton's Bluff	51	33	- 35.3%	63	38	- 39.7%
Downtown – St Paul	70	42	- 40.0%	84	67	- 20.2%
Greater East Side	52	23	- 55.8%	53	35	- 34.0%
Hamline-Midway	25	21	- 16.0%	37	25	- 32.4%
Highland Park	37	34	- 8.1%	51	42	- 17.6%
Merriam Pk / Lexington-Hamline	39	25	- 35.9%	44	46	+ 4.5%
Macalester-Groveland	39	23	- 41.0%	52	40	- 23.1%
North End	27	17	- 37.0%	53	31	- 41.5%
Payne-Phalen	43	28	- 34.9%	48	36	- 25.0%
St. Anthony Park	25	25	0.0%	69	40	- 42.0%
Summit Hill	49	131	+ 167.3%	67	55	- 17.9%
Summit-University	44	36	- 18.2%	83	59	- 28.9%
Thomas-Dale (Frogtown)	29	20	- 31.0%	61	39	- 36.1%
West Seventh	23	34	+ 47.8%	37	36	- 2.7%
West Side	27	35	+ 29.6%	58	40	- 31.0%

Pct. Of Original Price Received

	8-2017	8-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	98.2%	96.9%	- 1.3%	99.5%	100.6%	+ 1.1%
Como Park	98.9%	101.0%	+ 2.1%	99.6%	101.1%	+ 1.5%
Dayton's Bluff	96.7%	101.8%	+ 5.3%	96.4%	100.8%	+ 4.6%
Downtown – St Paul	96.8%	96.5%	- 0.3%	96.9%	97.6%	+ 0.7%
Greater East Side	99.5%	101.4%	+ 1.9%	98.8%	101.4%	+ 2.6%
Hamline-Midway	99.3%	100.6%	+ 1.3%	100.3%	101.2%	+ 0.9%
Highland Park	98.5%	98.0%	- 0.5%	98.5%	99.4%	+ 0.9%
Merriam Pk / Lexington-Hamline	96.3%	98.4%	+ 2.2%	99.0%	99.8%	+ 0.8%
Macalester-Groveland	98.1%	100.8%	+ 2.8%	98.6%	100.1%	+ 1.5%
North End	99.7%	102.2%	+ 2.5%	98.9%	101.3%	+ 2.4%
Payne-Phalen	98.5%	102.6%	+ 4.2%	98.7%	101.0%	+ 2.3%
St. Anthony Park	99.0%	98.3%	- 0.7%	96.3%	99.1%	+ 2.9%
Summit Hill	94.6%	96.8%	+ 2.3%	97.6%	99.3%	+ 1.7%
Summit-University	98.6%	96.8%	- 1.8%	97.7%	98.6%	+ 0.9%
Thomas-Dale (Frogtown)	96.5%	108.3%	+ 12.2%	98.1%	101.1%	+ 3.1%
West Seventh	100.7%	101.5%	+ 0.8%	99.4%	99.9%	+ 0.5%
West Side	98.5%	98.0%	- 0.5%	98.7%	100.2%	+ 1.5%

Inventory

	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -
Battle Creek – Highwood	46	45	- 2.2%	2.1	2.0	- 4.8%
Como Park	41	27	- 34.1%	2.0	1.2	- 40.0%
Dayton's Bluff	32	32	0.0%	1.7	1.8	+ 5.9%
Downtown – St Paul	54	51	- 5.6%	3.9	3.6	- 7.7%
Greater East Side	89	65	- 27.0%	2.3	1.8	- 21.7%
Hamline-Midway	19	9	- 52.6%	1.3	0.7	- 46.2%
Highland Park	68	63	- 7.4%	2.4	2.3	- 4.2%
Merriam Pk / Lexington-Hamline	26	21	- 19.2%	2.0	1.7	- 15.0%
Macalester-Groveland	41	36	- 12.2%	1.7	1.4	- 17.6%
North End	47	49	+ 4.3%	2.3	2.5	+ 8.7%
Payne-Phalen	66	57	- 13.6%	2.1	2.0	- 4.8%
St. Anthony Park	15	14	- 6.7%	2.5	2.1	- 16.0%
Summit Hill	26	29	+ 11.5%	3.4	3.4	0.0%
Summit-University	50	43	- 14.0%	2.6	2.2	- 15.4%
Thomas-Dale (Frogtown)	32	20	- 37.5%	3.1	2.1	- 32.3%
West Seventh	29	25	- 13.8%	2.0	1.8	- 10.0%
West Side	31	27	- 12.9%	2.1	1.9	- 9.5%

Months Supply