

Local Market Update – February 2018

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



MINNEAPOLIS AREA Association
of REALTORS®

Saint Paul

- 2.0%

Change in
New Listings

- 20.5%

Change in
Closed Sales

+ 20.0%

Change in
Median Sales Price

February

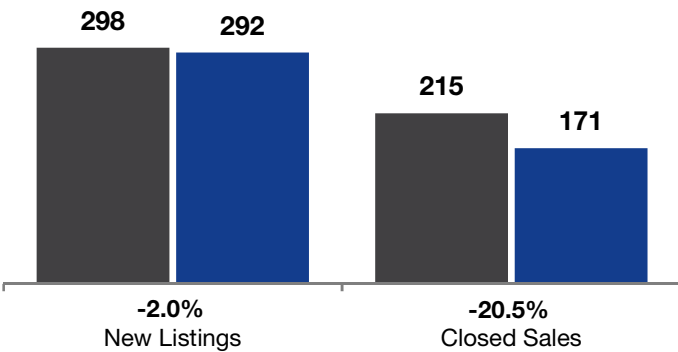
Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	298	292	-2.0%	531	492	-7.3%
Closed Sales	215	171	-20.5%	422	382	-9.5%
Median Sales Price*	\$170,000	\$204,000	+ 20.0%	\$167,500	\$198,000	+ 18.2%
Average Sales Price*	\$199,699	\$238,780	+ 19.6%	\$196,587	\$229,351	+ 16.7%
Price Per Square Foot*	\$133	\$148	+ 11.1%	\$132	\$145	+ 10.4%
Percent of Original List Price Received*	94.8%	97.6%	+ 3.0%	94.2%	96.7%	+ 2.7%
Days on Market Until Sale	88	57	-35.2%	88	66	-25.0%
Inventory of Homes for Sale	455	296	-34.9%	--	--	--
Months Supply of Inventory	1.4	0.9	-35.7%	--	--	--

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

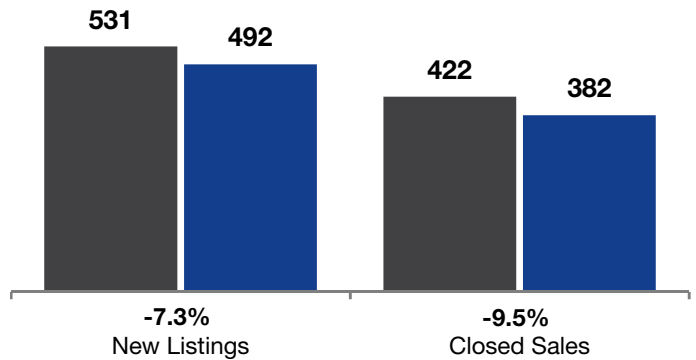
February

■ 2017 ■ 2018



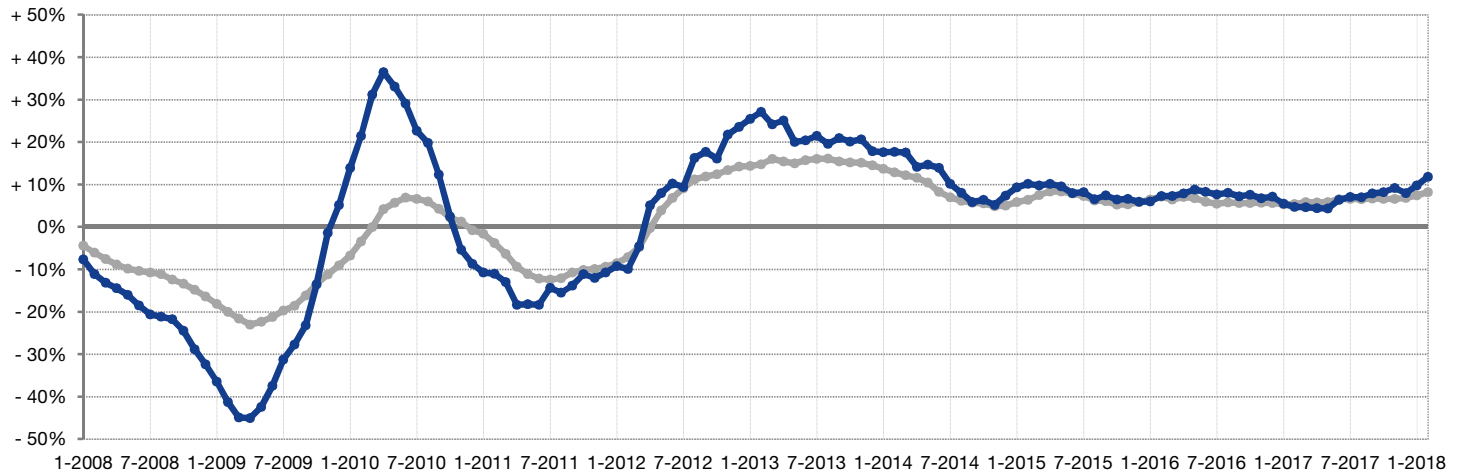
Year to Date

■ 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 March 8, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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New Listings

	2-2017	2-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	20	21	+ 5.0%	30	34	+ 13.3%
Como Park	13	15	+ 15.4%	28	24	- 14.3%
Dayton's Bluff	21	18	- 14.3%	32	31	- 3.1%
Downtown – St Paul	21	16	- 23.8%	41	25	- 39.0%
Greater East Side	30	26	- 13.3%	58	48	- 17.2%
Hamline-Midway	9	7	- 22.2%	13	15	+ 15.4%
Highland Park	29	33	+ 13.8%	50	46	- 8.0%
Merriam Pk / Lexington-Hamline	15	12	- 20.0%	25	23	- 8.0%
Macalester-Groveland	27	30	+ 11.1%	44	47	+ 6.8%
North End	16	20	+ 25.0%	35	31	- 11.4%
Payne-Phalen	22	30	+ 36.4%	39	49	+ 25.6%
St. Anthony Park	6	7	+ 16.7%	9	10	+ 11.1%
Summit Hill	10	12	+ 20.0%	16	20	+ 25.0%
Summit-University	19	14	- 26.3%	39	31	- 20.5%
Thomas-Dale (Frogtown)	11	8	- 27.3%	17	19	+ 11.8%
West Seventh	14	11	- 21.4%	24	23	- 4.2%
West Side	15	12	- 20.0%	31	16	- 48.4%

Closed Sales

	2-2017	2-2018	+ / -	YTD 2017	YTD 2018	+ / -
	12	9	- 25.0%	28	24	- 14.3%
	14	9	- 35.7%	23	22	- 4.3%
	14	12	- 14.3%	26	26	0.0%
	15	6	- 60.0%	27	17	- 37.0%
	31	24	- 22.6%	65	50	- 23.1%
	2	13	+ 550.0%	8	21	+ 162.5%
	12	5	- 58.3%	29	23	- 20.7%
	2	10	+ 400.0%	13	16	+ 23.1%
	18	16	- 11.1%	29	30	+ 3.4%
	16	10	- 37.5%	25	23	- 8.0%
	22	22	0.0%	44	39	- 11.4%
	8	2	- 75.0%	14	5	- 64.3%
	5	0	- 100.0%	8	9	+ 12.5%
	16	10	- 37.5%	29	26	- 10.3%
	15	9	- 40.0%	26	21	- 19.2%
	5	8	+ 60.0%	14	15	+ 7.1%
	8	6	- 25.0%	14	15	+ 7.1%

Median Sales Price

	2-2017	2-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	\$160,150	\$206,200	+ 28.8%	\$146,500	\$186,500	+ 27.3%
Como Park	\$199,500	\$230,000	+ 15.3%	\$190,000	\$211,875	+ 11.5%
Dayton's Bluff	\$136,363	\$166,250	+ 21.9%	\$148,950	\$166,250	+ 11.6%
Downtown – St Paul	\$205,000	\$192,000	- 6.3%	\$216,300	\$184,000	- 14.9%
Greater East Side	\$145,000	\$174,330	+ 20.2%	\$148,000	\$170,700	+ 15.3%
Hamline-Midway	\$257,950	\$210,000	- 18.6%	\$208,250	\$200,000	- 4.0%
Highland Park	\$219,900	\$392,000	+ 78.3%	\$297,500	\$276,000	- 7.2%
Merriam Pk / Lexington-Hamline	\$402,875	\$317,150	- 21.3%	\$295,000	\$380,000	+ 28.8%
Macalester-Groveland	\$302,500	\$329,950	+ 9.1%	\$315,000	\$329,950	+ 4.7%
North End	\$136,000	\$191,500	+ 40.8%	\$125,000	\$172,000	+ 37.6%
Payne-Phalen	\$154,250	\$160,750	+ 4.2%	\$154,250	\$159,000	+ 3.1%
St. Anthony Park	\$303,100	\$322,500	+ 6.4%	\$231,500	\$379,600	+ 64.0%
Summit Hill	\$314,100	\$0	- 100.0%	\$272,550	\$337,500	+ 23.8%
Summit-University	\$176,950	\$401,750	+ 127.0%	\$174,900	\$277,500	+ 58.7%
Thomas-Dale (Frogtown)	\$129,900	\$154,000	+ 18.6%	\$131,277	\$143,000	+ 8.9%
West Seventh	\$169,900	\$219,700	+ 29.3%	\$167,200	\$204,900	+ 22.5%
West Side	\$153,600	\$208,500	+ 35.7%	\$153,600	\$207,000	+ 34.8%

Days on Market Until Sale

	2-2017	2-2018	+ / -	YTD 2017	YTD 2018	+ / -
	92	59	- 35.9%	82	63	- 23.2%
	74	20	- 73.0%	91	39	- 57.1%
	116	62	- 46.6%	96	55	- 42.7%
	115	56	- 51.3%	118	92	- 22.0%
	94	42	- 55.3%	84	55	- 34.5%
	48	29	- 39.6%	115	42	- 63.5%
	74	141	+ 90.5%	81	101	+ 24.7%
	68	77	+ 13.2%	62	112	+ 80.6%
	107	63	- 41.1%	83	61	- 26.5%
	66	42	- 36.4%	77	52	- 32.5%
	53	60	+ 13.2%	64	53	- 17.2%
	125	64	- 48.8%	111	56	- 49.5%
	101	0	- 100.0%	104	65	- 37.5%
	63	136	+ 115.9%	93	129	+ 38.7%
	129	43	- 66.7%	104	52	- 50.0%
	33	23	- 30.3%	73	35	- 52.1%
	86	51	- 40.7%	121	86	- 28.9%

Pct. Of Original Price Received

	2-2017	2-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	95.7%	98.5%	+ 2.9%	94.7%	97.7%	+ 3.2%
Como Park	95.1%	99.6%	+ 4.7%	94.5%	97.4%	+ 3.1%
Dayton's Bluff	87.5%	96.0%	+ 9.7%	90.8%	96.8%	+ 6.6%
Downtown – St Paul	96.0%	96.0%	0.0%	95.7%	95.4%	- 0.3%
Greater East Side	91.8%	96.4%	+ 5.0%	92.4%	97.3%	+ 5.3%
Hamline-Midway	99.3%	98.5%	- 0.8%	93.7%	97.6%	+ 4.2%
Highland Park	97.4%	90.4%	- 7.2%	96.7%	94.1%	- 2.7%
Merriam Pk / Lexington-Hamline	100.2%	97.3%	- 2.9%	98.0%	95.0%	- 3.1%
Macalester-Groveland	95.2%	100.4%	+ 5.5%	95.3%	98.6%	+ 3.5%
North End	96.8%	95.9%	- 0.9%	94.9%	94.5%	- 0.4%
Payne-Phalen	97.3%	98.7%	+ 1.4%	95.6%	98.0%	+ 2.5%
St. Anthony Park	90.2%	98.2%	+ 8.9%	90.6%	96.5%	+ 6.5%
Summit Hill	95.9%	0.0%	- 100.0%	95.3%	95.9%	+ 0.6%
Summit-University	98.5%	99.9%	+ 1.4%	95.5%	97.7%	+ 2.3%
Thomas-Dale (Frogtown)	95.0%	97.1%	+ 2.2%	94.9%	95.1%	+ 0.2%
West Seventh	96.3%	96.1%	- 0.2%	91.4%	95.2%	+ 4.2%
West Side	92.6%	97.2%	+ 5.0%	88.7%	96.6%	+ 8.9%

Inventory

	2-2017	2-2018	+ / -	2-2017	2-2018	+ / -
	21	24	+ 14.3%	0.9	1.1	+ 22.2%
	14	12	- 14.3%	0.6	0.6	0.0%
	31	20	- 35.5%	1.7	1.2	- 29.4%
	40	28	- 30.0%	2.6	2.1	- 19.2%
	45	18	- 60.0%	1.1	0.5	- 54.5%
	13	4	- 69.2%	0.9	0.3	- 66.7%
	39	29	- 25.6%	1.2	1.0	- 16.7%
	18	12	- 33.3%	1.2	0.9	- 25.0%
	32	30	- 6.3%	1.1	1.2	+ 9.1%
	30	10	- 66.7%	1.4	0.5	- 64.3%
	39	25	- 35.9%	1.3	0.8	- 38.5%
	6	8	+ 33.3%	0.9	1.4	+ 55.6%
	20	19	- 5.0%	2.8	2.4	- 14.3%
	50	24	- 52.0%	2.9	1.2	- 58.6%
	12	8	- 33.3%	1.0	0.8	- 20.0%
	17	15	- 11.8%	1.2	1.0	- 16.7%
	28	10	- 64.3%	2.1	0.6	- 71.4%

Months Supply