

Saint Paul

+ 8.2%

Change in
New Listings

- 0.3%

Change in
Closed Sales

+ 1.6%

Change in
Median Sales Price

	June			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	354	383	+ 8.2%	3,564	3,553	-0.3%
Closed Sales	292	291	-0.3%	2,777	2,658	-4.3%
Median Sales Price*	\$315,000	\$320,000	+ 1.6%	\$283,000	\$300,000	+ 6.0%
Average Sales Price*	\$381,950	\$384,044	+ 0.5%	\$333,083	\$355,809	+ 6.8%
Price Per Square Foot*	\$217	\$219	+ 1.0%	\$207	\$213	+ 2.6%
Percent of Original List Price Received*	101.8%	101.0%	-0.8%	100.0%	99.3%	-0.7%
Days on Market Until Sale	32	31	-3.1%	38	43	+ 13.2%
Inventory of Homes for Sale	465	484	+ 4.1%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

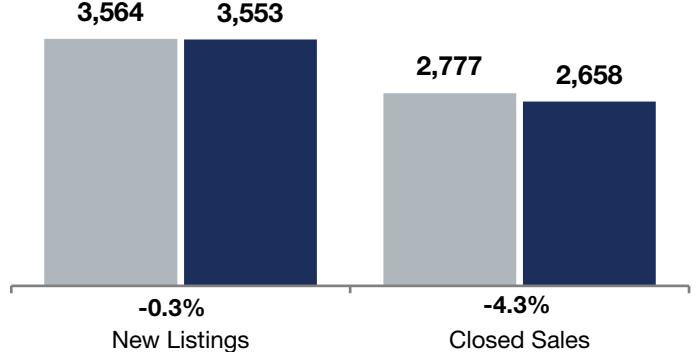
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

■ 2024 ■ 2025

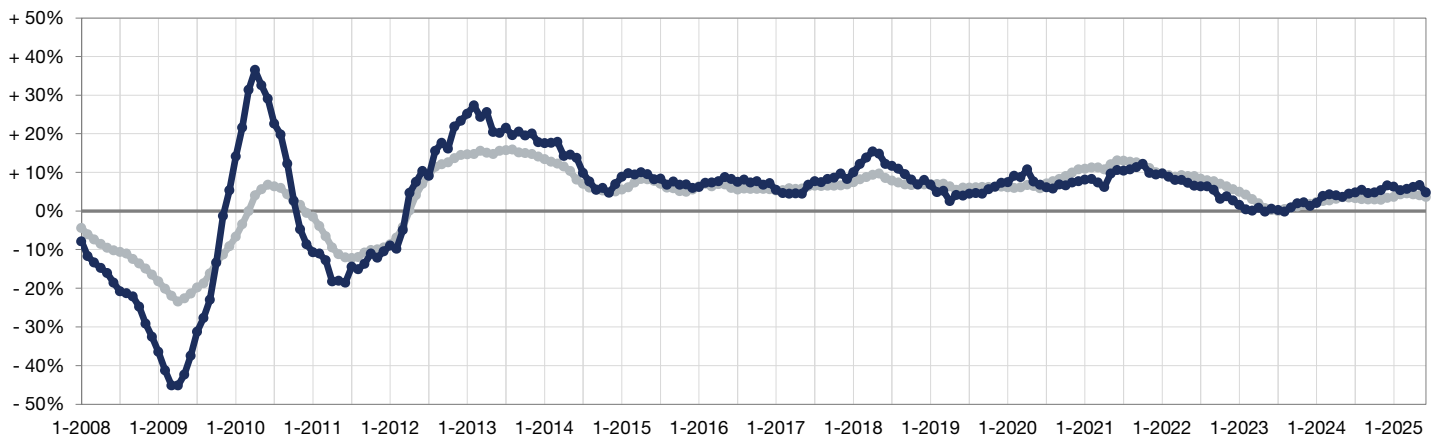
Rolling 12 Months

■ 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 – June 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	26	21	- 19.2%	243	212	- 12.8%
Como Park	24	26	+ 8.3%	208	203	- 2.4%
Dayton's Bluff	22	14	- 36.4%	189	170	- 10.1%
Downtown – St Paul	22	19	- 13.6%	235	235	0.0%
Greater East Side	27	37	+ 37.0%	309	344	+ 11.3%
Hamline-Midway	20	10	- 50.0%	156	122	- 21.8%
Highland Park	42	38	- 9.5%	404	404	0.0%
Merriam Pk / Lexington-Hamline	21	17	- 19.0%	167	159	- 4.8%
Macalester-Groveland	28	33	+ 17.9%	296	279	- 5.7%
North End	12	34	+ 183.3%	219	223	+ 1.8%
Payne-Phalen	23	44	+ 91.3%	311	318	+ 2.3%
St. Anthony Park	7	12	+ 71.4%	70	88	+ 25.7%
Summit Hill	7	12	+ 71.4%	111	126	+ 13.5%
Summit-University	23	30	+ 30.4%	208	233	+ 12.0%
Thomas-Dale (Frogtown)	10	11	+ 10.0%	119	117	- 1.7%
West Seventh	16	14	- 12.5%	150	145	- 3.3%
West Side	24	11	- 54.2%	170	178	+ 4.7%

Closed Sales

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	21	21	0.0%	178	183	+ 2.8%
	14	20	+ 42.9%	187	169	- 9.6%
	9	16	+ 77.8%	141	141	0.0%
	12	5	- 58.3%	116	74	- 36.2%
	24	26	+ 8.3%	252	260	+ 3.2%
	23	12	- 47.8%	130	123	- 5.4%
	35	44	+ 25.7%	300	315	+ 5.0%
	17	15	- 11.8%	123	129	+ 4.9%
	26	28	+ 7.7%	249	233	- 6.4%
	20	17	- 15.0%	172	152	- 11.6%
	23	22	- 4.3%	278	232	- 16.5%
	1	7	+ 600.0%	46	64	+ 39.1%
	12	12	0.0%	91	92	+ 1.1%
	15	15	0.0%	159	147	- 7.5%
	11	11	0.0%	110	89	- 19.1%
	10	8	- 20.0%	106	112	+ 5.7%
	19	13	- 31.6%	140	144	+ 2.9%

Median Sales Price

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$311,000	\$310,000	- 0.3%	\$285,000	\$295,000	+ 3.5%
Como Park	\$307,500	\$347,500	+ 13.0%	\$318,500	\$335,000	+ 5.2%
Dayton's Bluff	\$229,900	\$249,950	+ 8.7%	\$248,000	\$235,000	- 5.2%
Downtown – St Paul	\$171,000	\$185,000	+ 8.2%	\$176,000	\$196,500	+ 11.6%
Greater East Side	\$263,750	\$280,000	+ 6.2%	\$258,000	\$263,000	+ 1.9%
Hamline-Midway	\$317,400	\$292,500	- 7.8%	\$283,750	\$285,000	+ 0.4%
Highland Park	\$520,000	\$477,500	- 8.2%	\$455,750	\$450,000	- 1.3%
Merriam Pk / Lexington-Hamline	\$510,000	\$496,000	- 2.7%	\$398,000	\$425,000	+ 6.8%
Macalester-Groveland	\$472,500	\$425,000	- 10.1%	\$430,000	\$445,000	+ 3.5%
North End	\$235,975	\$236,000	+ 0.0%	\$220,000	\$224,500	+ 2.0%
Payne-Phalen	\$260,000	\$280,000	+ 7.7%	\$241,000	\$257,750	+ 7.0%
St. Anthony Park	\$375,000	\$725,000	+ 93.3%	\$302,500	\$353,000	+ 16.7%
Summit Hill	\$674,500	\$600,000	- 11.0%	\$525,000	\$532,500	+ 1.4%
Summit-University	\$345,000	\$272,500	- 21.0%	\$280,000	\$290,000	+ 3.6%
Thomas-Dale (Frogtown)	\$260,000	\$250,000	- 3.8%	\$240,050	\$235,000	- 2.1%
West Seventh	\$328,500	\$321,250	- 2.2%	\$285,700	\$320,000	+ 12.0%
West Side	\$270,000	\$310,000	+ 14.8%	\$257,700	\$275,450	+ 6.9%

Days on Market Until Sale

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	26	23	- 11.5%	32	35	+ 9.4%
	14	36	+ 157.1%	24	29	+ 20.8%
	22	35	+ 59.1%	29	40	+ 37.9%
	126	212	+ 68.3%	134	191	+ 42.5%
	28	22	- 21.4%	30	33	+ 10.0%
	12	23	+ 91.7%	23	29	+ 26.1%
	36	18	- 50.0%	32	35	+ 9.4%
	34	37	+ 8.8%	38	39	+ 2.6%
	14	23	+ 64.3%	35	35	0.0%
	44	24	- 45.5%	36	33	- 8.3%
	29	38	+ 31.0%	33	35	+ 6.1%
	14	18	+ 28.6%	57	57	0.0%
	53	28	- 47.2%	58	73	+ 25.9%
	22	55	+ 150.0%	45	69	+ 53.3%
	38	25	- 34.2%	33	43	+ 30.3%
	45	61	+ 35.6%	40	49	+ 22.5%
	20	14	- 30.0%	29	35	+ 20.7%

Pct. Of Original Price Received

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	102.4%	100.8%	- 1.6%	101.1%	99.9%	- 1.2%
Como Park	102.1%	102.4%	+ 0.3%	101.9%	101.2%	- 0.7%
Dayton's Bluff	104.1%	99.0%	- 4.9%	100.7%	97.7%	- 3.0%
Downtown – St Paul	93.8%	93.2%	- 0.6%	94.2%	91.9%	- 2.4%
Greater East Side	101.8%	100.5%	- 1.3%	100.8%	100.0%	- 0.8%
Hamline-Midway	102.6%	102.0%	- 0.6%	101.1%	100.5%	- 0.6%
Highland Park	101.9%	102.9%	+ 1.0%	99.7%	100.1%	+ 0.4%
Merriam Pk / Lexington-Hamline	98.6%	99.2%	+ 0.6%	98.0%	98.5%	+ 0.5%
Macalester-Groveland	102.8%	103.0%	+ 0.2%	100.3%	100.4%	+ 0.1%
North End	99.2%	102.3%	+ 3.1%	99.8%	99.7%	- 0.1%
Payne-Phalen	104.7%	101.9%	- 2.7%	101.0%	99.4%	- 1.6%
St. Anthony Park	107.1%	101.0%	- 5.7%	98.3%	99.2%	+ 0.9%
Summit Hill	96.9%	99.3%	+ 2.5%	97.1%	96.8%	- 0.3%
Summit-University	102.2%	97.5%	- 4.6%	98.2%	98.1%	- 0.1%
Thomas-Dale (Frogtown)	100.9%	99.5%	- 1.4%	99.1%	98.9%	- 0.2%
West Seventh	102.1%	96.5%	- 5.5%	100.6%	99.4%	- 1.2%
West Side	106.4%	102.9%	- 3.3%	101.9%	100.0%	- 1.9%

Inventory

	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -
	25	23	- 8.0%	1.7	1.6	- 5.9%
	21	20	- 4.8%	1.4	1.4	0.0%
	30	20	- 33.3%	2.6	1.6	- 38.5%
	74	81	+ 9.5%	7.5	13.5	+ 80.0%
	24	31	+ 29.2%	1.1	1.4	+ 27.3%
	18	12	- 33.3%	1.6	1.3	- 18.8%
	47	40	- 14.9%	1.9	1.6	- 15.8%
	23	24	+ 4.3%	2.2	2.3	+ 4.5%
	34	29	- 14.7%	1.7	1.5	- 11.8%
	17	33	+ 94.1%	1.2	2.5	+ 108.3%
	30	46	+ 53.3%	1.3	2.3	+ 76.9%
	12	12	0.0%	2.6	2.2	- 15.4%
	18	24	+ 33.3%	2.3	3.1	+ 34.8%
	38	43	+ 13.2%	2.9	3.4	+ 17.2%
	12	14	+ 16.7%	1.4	1.9	+ 35.7%
	23	16	- 30.4%	2.6	1.6	- 38.5%
	19	16	- 15.8%	1.7	1.4	- 17.6%

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