

Local Market Update – May 2018

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



MINNEAPOLIS AREA Association
of REALTORS®

Saint Paul

+ 8.7%

Change in
New Listings

- 13.3%

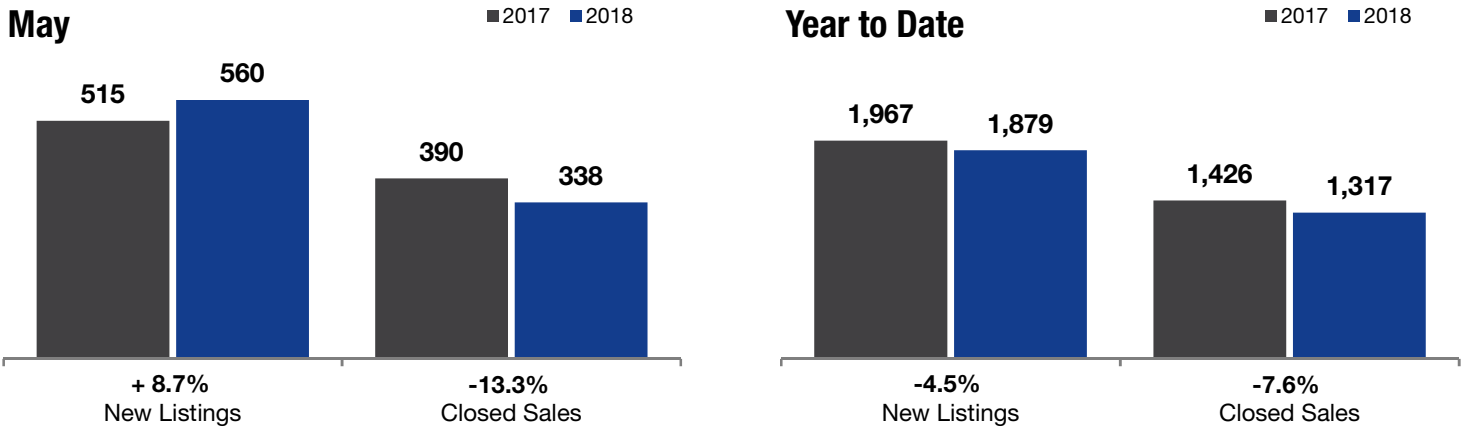
Change in
Closed Sales

+ 9.0%

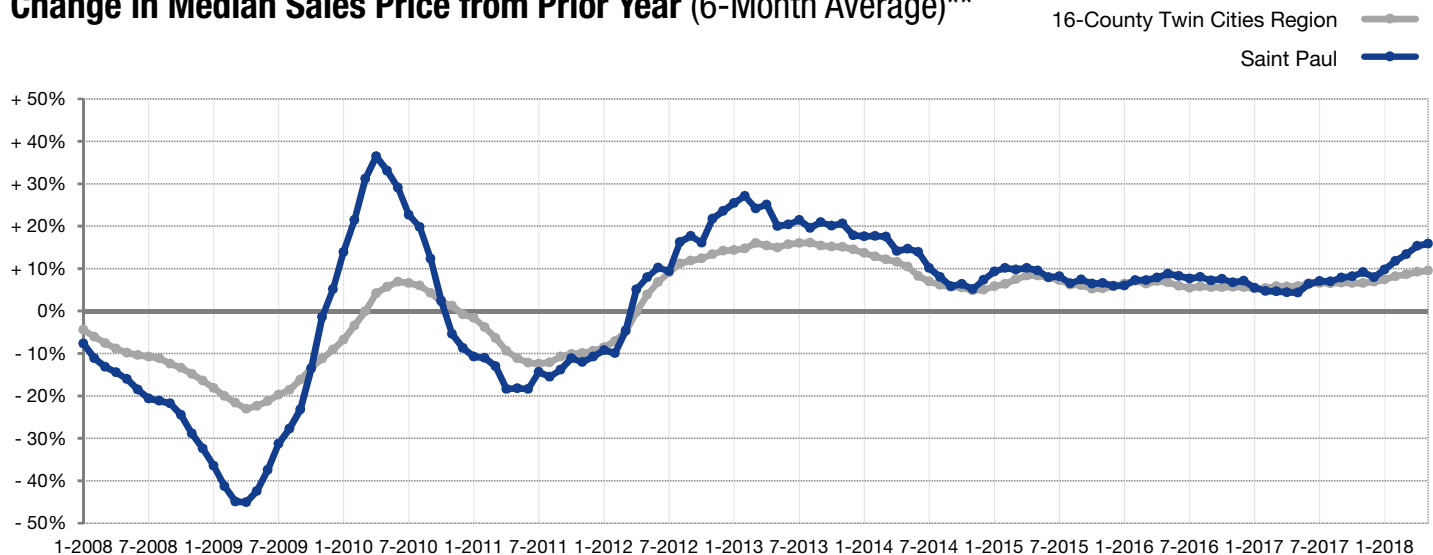
Change in
Median Sales Price

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	515	560	+ 8.7%	1,967	1,879	-4.5%
Closed Sales	390	338	-13.3%	1,426	1,317	-7.6%
Median Sales Price*	\$199,450	\$217,500	+ 9.0%	\$182,000	\$210,000	+ 15.4%
Average Sales Price*	\$231,574	\$268,227	+ 15.8%	\$217,185	\$247,920	+ 14.2%
Price Per Square Foot*	\$152	\$168	+ 10.4%	\$142	\$157	+ 10.3%
Percent of Original List Price Received*	100.3%	101.5%	+ 1.2%	97.7%	99.6%	+ 1.9%
Days on Market Until Sale	46	32	-30.4%	67	49	-26.9%
Inventory of Homes for Sale	591	500	-15.4%	--	--	--
Months Supply of Inventory	1.8	1.6	-11.1%	--	--	--

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



Change in Median Sales Price from Prior Year (6-Month Average)**



** 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 June 8, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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New Listings

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	33	35	+ 6.1%	120	122	+ 1.7%
Como Park	37	34	- 8.1%	142	133	- 6.3%
Dayton's Bluff	22	33	+ 50.0%	99	114	+ 15.2%
Downtown – St Paul	21	19	- 9.5%	112	88	- 21.4%
Greater East Side	53	58	+ 9.4%	206	176	- 14.6%
Hamline-Midway	23	17	- 26.1%	76	65	- 14.5%
Highland Park	48	49	+ 2.1%	187	182	- 2.7%
Merriam Pk / Lexington-Hamline	22	31	+ 40.9%	98	90	- 8.2%
Macalester-Groveland	55	55	0.0%	163	173	+ 6.1%
North End	31	37	+ 19.4%	115	117	+ 1.7%
Payne-Phalen	44	59	+ 34.1%	169	165	- 2.4%
St. Anthony Park	7	11	+ 57.1%	36	37	+ 2.8%
Summit Hill	15	20	+ 33.3%	56	72	+ 28.6%
Summit-University	39	38	- 2.6%	145	126	- 13.1%
Thomas-Dale (Frogtown)	16	15	- 6.3%	57	58	+ 1.8%
West Seventh	21	24	+ 14.3%	84	84	0.0%
West Side	28	25	- 10.7%	102	77	- 24.5%

Closed Sales

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	21	24	+ 14.3%	88	99	+ 12.5%
Como Park	31	31	0.0%	85	100	+ 17.6%
Dayton's Bluff	20	14	- 30.0%	85	78	- 8.2%
Downtown – St Paul	20	22	+ 10.0%	80	59	- 26.3%
Greater East Side	43	27	- 37.2%	175	139	- 20.6%
Hamline-Midway	20	24	+ 20.0%	44	62	+ 40.9%
Highland Park	28	29	+ 3.6%	116	118	+ 1.7%
Merriam Pk / Lexington-Hamline	22	16	- 27.3%	64	55	- 14.1%
Macalester-Groveland	27	32	+ 18.5%	103	113	+ 9.7%
North End	28	24	- 14.3%	101	87	- 13.9%
Payne-Phalen	44	23	- 47.7%	142	111	- 21.8%
St. Anthony Park	6	6	0.0%	31	22	- 29.0%
Summit Hill	8	9	+ 12.5%	34	34	0.0%
Summit-University	23	23	0.0%	97	83	- 14.4%
Thomas-Dale (Frogtown)	8	8	0.0%	54	49	- 9.3%
West Seventh	18	10	- 44.4%	58	50	- 13.8%
West Side	23	16	- 30.4%	69	58	- 15.9%

Median Sales Price

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	\$190,515	\$199,557	+ 4.7%	\$170,000	\$205,500	+ 20.9%
Como Park	\$240,000	\$238,500	- 0.6%	\$210,250	\$238,500	+ 13.4%
Dayton's Bluff	\$167,500	\$191,750	+ 14.5%	\$148,000	\$170,000	+ 14.9%
Downtown – St Paul	\$205,750	\$190,000	- 7.7%	\$181,100	\$190,000	+ 4.9%
Greater East Side	\$167,000	\$190,000	+ 13.8%	\$160,000	\$175,500	+ 9.7%
Hamline-Midway	\$212,500	\$231,000	+ 8.7%	\$215,750	\$218,000	+ 1.0%
Highland Park	\$347,375	\$345,500	- 0.5%	\$298,000	\$332,250	+ 11.5%
Merriam Pk / Lexington-Hamline	\$288,505	\$330,000	+ 14.4%	\$312,000	\$367,900	+ 17.9%
Macalester-Groveland	\$304,000	\$361,000	+ 18.8%	\$300,000	\$354,000	+ 18.0%
North End	\$159,250	\$155,000	- 2.7%	\$146,950	\$158,300	+ 7.7%
Payne-Phalen	\$166,500	\$197,000	+ 18.3%	\$158,250	\$179,900	+ 13.7%
St. Anthony Park	\$225,000	\$329,000	+ 46.2%	\$241,500	\$282,500	+ 17.0%
Summit Hill	\$388,500	\$435,000	+ 12.0%	\$290,000	\$342,500	+ 18.1%
Summit-University	\$234,800	\$258,000	+ 9.9%	\$210,000	\$258,000	+ 22.9%
Thomas-Dale (Frogtown)	\$174,250	\$173,000	- 0.7%	\$137,250	\$155,000	+ 12.9%
West Seventh	\$214,750	\$255,000	+ 18.7%	\$169,700	\$225,013	+ 32.6%
West Side	\$193,000	\$185,500	- 3.9%	\$176,000	\$188,500	+ 7.1%

Days on Market Until Sale

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	32	32	0.0%	58	46	- 20.7%
Como Park	24	19	- 20.8%	45	38	- 15.6%
Dayton's Bluff	56	19	- 66.1%	74	42	- 43.2%
Downtown – St Paul	99	59	- 40.4%	95	70	- 26.3%
Greater East Side	40	25	- 37.5%	66	46	- 30.3%
Hamline-Midway	29	16	- 44.8%	52	32	- 38.5%
Highland Park	34	37	+ 8.8%	62	50	- 19.4%
Merriam Pk / Lexington-Hamline	36	44	+ 22.2%	49	61	+ 24.5%
Macalester-Groveland	53	41	- 22.6%	68	51	- 25.0%
North End	62	31	- 50.0%	68	40	- 41.2%
Payne-Phalen	37	18	- 51.4%	56	43	- 23.2%
St. Anthony Park	31	63	+ 103.2%	79	58	- 26.6%
Summit Hill	23	12	- 47.8%	85	55	- 35.3%
Summit-University	95	41	- 56.8%	100	84	- 16.0%
Thomas-Dale (Frogtown)	24	15	- 37.5%	74	43	- 41.9%
West Seventh	40	33	- 17.5%	51	44	- 13.7%
West Side	52	46	- 11.5%	78	53	- 32.1%

Pct. Of Original Price Received

	5-2017	5-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	99.6%	101.7%	+ 2.1%	98.1%	100.5%	+ 2.4%
Como Park	101.2%	103.2%	+ 2.0%	99.3%	100.4%	+ 1.1%
Dayton's Bluff	102.0%	104.5%	+ 2.5%	95.1%	100.3%	+ 5.5%
Downtown – St Paul	97.3%	99.4%	+ 2.2%	96.3%	97.8%	+ 1.6%
Greater East Side	102.1%	104.2%	+ 2.1%	96.9%	99.9%	+ 3.1%
Hamline-Midway	103.7%	102.9%	- 0.8%	100.4%	100.9%	+ 0.5%
Highland Park	101.3%	99.0%	- 2.3%	98.7%	98.8%	+ 0.1%
Merriam Pk / Lexington-Hamline	100.6%	101.6%	+ 1.0%	99.4%	99.4%	0.0%
Macalester-Groveland	100.0%	100.5%	+ 0.5%	98.1%	99.9%	+ 1.8%
North End	98.8%	102.7%	+ 3.9%	98.2%	99.8%	+ 1.6%
Payne-Phalen	99.0%	102.3%	+ 3.3%	98.1%	100.3%	+ 2.2%
St. Anthony Park	95.3%	99.7%	+ 4.6%	94.3%	98.9%	+ 4.9%
Summit Hill	98.2%	100.4%	+ 2.2%	97.6%	99.5%	+ 1.9%
Summit-University	96.7%	100.2%	+ 3.6%	97.0%	98.5%	+ 1.5%
Thomas-Dale (Frogtown)	103.9%	103.3%	- 0.6%	97.7%	99.4%	+ 1.7%
West Seventh	101.4%	97.4%	- 3.9%	97.9%	98.6%	+ 0.7%
West Side	101.3%	99.4%	- 1.9%	96.4%	98.7%	+ 2.4%

Inventory

	5-2017	5-2018	+ / -	5-2017	5-2018	+ / -
Battle Creek – Highwood	31	30	- 3.2%	1.4	1.4	0.0%
Como Park	32	22	- 31.3%	1.5	1.1	- 26.7%
Dayton's Bluff	29	32	+ 10.3%	1.6	2.0	+ 25.0%
Downtown – St Paul	56	36	- 35.7%	4.0	2.6	- 35.0%
Greater East Side	59	37	- 37.3%	1.5	1.0	- 33.3%
Hamline-Midway	15	9	- 40.0%	1.1	0.7	- 36.4%
Highland Park	55	48	- 12.7%	1.8	1.8	0.0%
Merriam Pk / Lexington-Hamline	28	23	- 17.9%	2.0	1.8	- 10.0%
Macalester-Groveland	45	45	0.0%	1.7	1.8	+ 5.9%
North End	29	26	- 10.3%	1.3	1.3	0.0%
Payne-Phalen	56	43	- 23.2%	1.9	1.4	- 26.3%
St. Anthony Park	10	11	+ 10.0%	1.7	1.9	+ 11.8%
Summit Hill	26	29	+ 11.5%	3.4	3.5	+ 2.9%
Summit-University	58	48	- 17.2%	3.1	2.7	- 12.9%
Thomas-Dale (Frogtown)	17	17	0.0%	1.5	1.7	+ 13.3%
West Seventh	21	23	+ 9.5%	1.5	1.6	+ 6.7%
West Side	24	21	- 12.5%	1.7	1.4	- 17.6%

Months Supply