

Local Market Update – October 2017

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



MINNEAPOLIS AREA Association
of REALTORS®

Saint Paul

+ 7.2%

Change in
New Listings

+ 2.9%

Change in
Closed Sales

+ 9.4%

Change in
Median Sales Price

October

Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	361	387	+ 7.2%	4,589	4,244	-7.5%
Closed Sales	310	319	+ 2.9%	3,331	3,301	-0.9%
Median Sales Price*	\$175,500	\$192,000	+ 9.4%	\$182,000	\$192,750	+ 5.9%
Average Sales Price*	\$201,907	\$233,238	+ 15.5%	\$217,285	\$232,384	+ 6.9%
Price Per Square Foot*	\$135	\$146	+ 8.6%	\$138	\$148	+ 7.1%
Percent of Original List Price Received*	96.3%	98.0%	+ 1.8%	97.5%	98.5%	+ 1.0%
Days on Market Until Sale	59	46	-22.0%	63	52	-17.5%
Inventory of Homes for Sale	851	640	-24.8%	--	--	--
Months Supply of Inventory	2.6	2.0	-23.1%	--	--	--

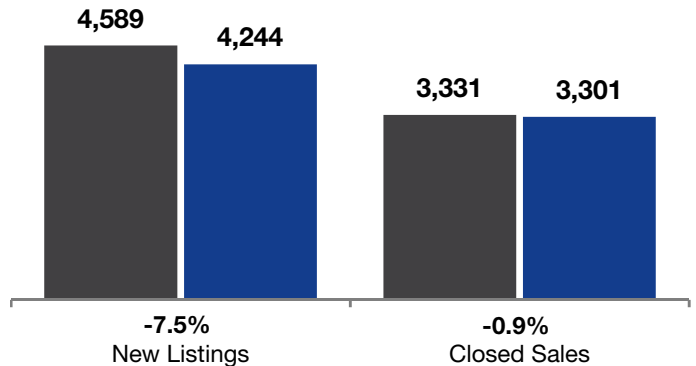
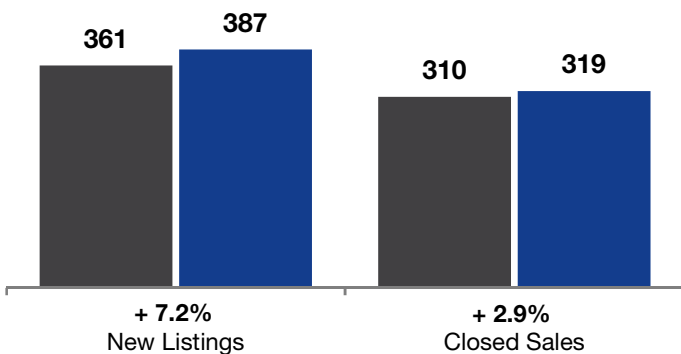
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

■ 2016 ■ 2017

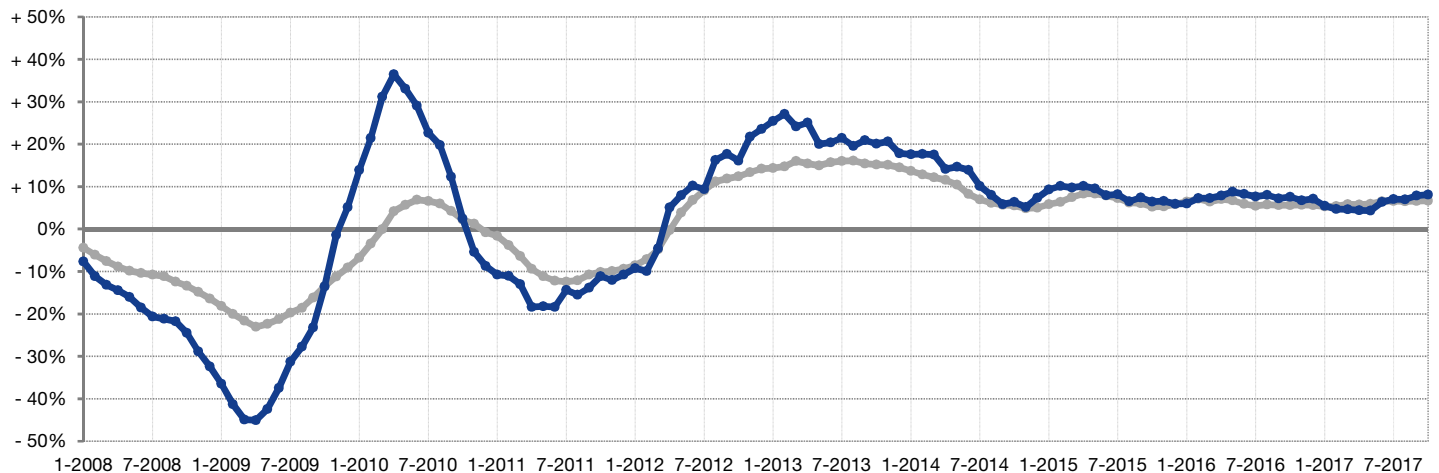
Year to Date

■ 2016 ■ 2017



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 November 8, 2017. All data from NorthstarMLS. | Powered by ShowingTime.

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New Listings

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	24	36	+ 50.0%	306	289	- 5.6%
Como Park	18	20	+ 11.1%	296	267	- 9.8%
Dayton's Bluff	23	22	- 4.3%	252	204	- 19.0%
Downtown – St Paul	16	14	- 12.5%	209	219	+ 4.8%
Greater East Side	53	50	- 5.7%	532	490	- 7.9%
Hamline-Midway	12	9	- 25.0%	168	175	+ 4.2%
Highland Park	26	37	+ 42.3%	458	388	- 15.3%
Merriam Pk / Lexington-Hamline	14	11	- 21.4%	210	182	- 13.3%
Macalester-Groveland	34	35	+ 2.9%	417	335	- 19.7%
North End	24	29	+ 20.8%	282	271	- 3.9%
Payne-Phalen	36	39	+ 8.3%	406	404	- 0.5%
St. Anthony Park	5	6	+ 20.0%	93	78	- 16.1%
Summit Hill	4	15	+ 275.0%	116	122	+ 5.2%
Summit-University	23	19	- 17.4%	292	264	- 9.6%
Thomas-Dale (Frogtown)	12	13	+ 8.3%	166	134	- 19.3%
West Seventh	21	11	- 47.6%	183	192	+ 4.9%
West Side	16	20	+ 25.0%	203	227	+ 11.8%

Closed Sales

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	24	25	+ 4.2%	210	214	+ 1.9%
Como Park	20	23	+ 15.0%	234	208	- 11.1%
Dayton's Bluff	23	12	- 47.8%	161	177	+ 9.9%
Downtown – St Paul	12	18	+ 50.0%	154	155	+ 0.6%
Greater East Side	40	42	+ 5.0%	372	395	+ 6.2%
Hamline-Midway	16	15	- 6.3%	152	144	- 5.3%
Highland Park	30	34	+ 13.3%	343	293	- 14.6%
Merriam Pk / Lexington-Hamline	13	9	- 30.8%	157	135	- 14.0%
Macalester-Groveland	22	21	- 4.5%	325	256	- 21.2%
North End	26	26	0.0%	210	219	+ 4.3%
Payne-Phalen	26	26	0.0%	300	324	+ 8.0%
St. Anthony Park	5	4	- 20.0%	66	63	- 4.5%
Summit Hill	5	5	0.0%	82	83	+ 1.2%
Summit-University	15	17	+ 13.3%	158	207	+ 31.0%
Thomas-Dale (Frogtown)	9	10	+ 11.1%	112	105	- 6.3%
West Seventh	11	16	+ 45.5%	139	157	+ 12.9%
West Side	13	16	+ 23.1%	152	166	+ 9.2%

Median Sales Price

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	\$156,125	\$197,000	+ 26.2%	\$178,900	\$190,000	+ 6.2%
Como Park	\$198,450	\$225,000	+ 13.4%	\$205,000	\$225,000	+ 9.8%
Dayton's Bluff	\$135,000	\$148,950	+ 10.3%	\$142,000	\$155,000	+ 9.2%
Downtown – St Paul	\$168,100	\$168,250	+ 0.1%	\$171,000	\$177,000	+ 3.5%
Greater East Side	\$165,000	\$176,500	+ 7.0%	\$156,500	\$170,000	+ 8.6%
Hamline-Midway	\$196,950	\$191,000	- 3.0%	\$175,750	\$206,000	+ 17.2%
Highland Park	\$253,000	\$324,900	+ 28.4%	\$278,000	\$318,000	+ 14.4%
Merriam Pk / Lexington-Hamline	\$257,500	\$231,000	- 10.3%	\$275,000	\$293,750	+ 6.8%
Macalester-Groveland	\$258,400	\$263,900	+ 2.1%	\$301,000	\$325,750	+ 8.2%
North End	\$139,900	\$144,300	+ 3.1%	\$140,000	\$147,500	+ 5.4%
Payne-Phalen	\$167,000	\$157,950	- 5.4%	\$149,900	\$163,413	+ 9.0%
St. Anthony Park	\$225,000	\$240,700	+ 7.0%	\$243,600	\$247,000	+ 1.4%
Summit Hill	\$375,000	\$532,500	+ 42.0%	\$346,250	\$411,500	+ 18.8%
Summit-University	\$210,000	\$249,000	+ 18.6%	\$216,250	\$232,400	+ 7.5%
Thomas-Dale (Frogtown)	\$145,000	\$141,000	- 2.8%	\$140,000	\$146,000	+ 4.3%
West Seventh	\$179,950	\$225,750	+ 25.5%	\$189,250	\$210,000	+ 11.0%
West Side	\$157,000	\$189,400	+ 20.6%	\$154,800	\$181,250	+ 17.1%

Days on Market Until Sale

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	77	37	- 51.9%	50	44	- 12.0%
Como Park	40	65	+ 62.5%	42	40	- 4.8%
Dayton's Bluff	49	30	- 38.8%	71	58	- 18.3%
Downtown – St Paul	42	81	+ 92.9%	87	83	- 4.6%
Greater East Side	43	38	- 11.6%	49	50	+ 2.0%
Hamline-Midway	29	21	- 27.6%	42	34	- 19.0%
Highland Park	73	50	- 31.5%	67	51	- 23.9%
Merriam Pk / Lexington-Hamline	55	54	- 1.8%	77	46	- 40.3%
Macalester-Groveland	61	33	- 45.9%	60	51	- 15.0%
North End	62	23	- 62.9%	63	48	- 23.8%
Payne-Phalen	61	62	+ 1.6%	65	48	- 26.2%
St. Anthony Park	27	49	+ 81.5%	77	67	- 13.0%
Summit Hill	44	11	- 75.0%	96	70	- 27.1%
Summit-University	101	118	+ 16.8%	81	85	+ 4.9%
Thomas-Dale (Frogtown)	93	30	- 67.7%	74	54	- 27.0%
West Seventh	94	31	- 67.0%	57	37	- 35.1%
West Side	42	31	- 26.2%	62	52	- 16.1%

Pct. Of Original Price Received

	10-2016	10-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	97.9%	99.3%	+ 1.4%	99.0%	99.1%	+ 0.1%
Como Park	96.8%	94.2%	- 2.7%	98.2%	98.8%	+ 0.6%
Dayton's Bluff	96.3%	100.4%	+ 4.3%	95.5%	97.0%	+ 1.6%
Downtown – St Paul	97.5%	96.0%	- 1.5%	96.6%	96.7%	+ 0.1%
Greater East Side	95.8%	98.6%	+ 2.9%	98.6%	98.8%	+ 0.2%
Hamline-Midway	97.1%	96.9%	- 0.2%	98.7%	100.2%	+ 1.5%
Highland Park	95.8%	98.9%	+ 3.2%	98.0%	98.5%	+ 0.5%
Merriam Pk / Lexington-Hamline	96.4%	95.1%	- 1.3%	96.6%	99.0%	+ 2.5%
Macalester-Groveland	97.6%	96.0%	- 1.6%	98.0%	98.4%	+ 0.4%
North End	97.3%	101.1%	+ 3.9%	98.4%	99.4%	+ 1.0%
Payne-Phalen	97.1%	96.6%	- 0.5%	97.1%	98.4%	+ 1.3%
St. Anthony Park	97.0%	101.0%	+ 4.1%	96.0%	97.1%	+ 1.1%
Summit Hill	96.4%	97.5%	+ 1.1%	94.8%	97.3%	+ 2.6%
Summit-University	93.1%	96.5%	+ 3.7%	96.3%	97.2%	+ 0.9%
Thomas-Dale (Frogtown)	92.9%	104.5%	+ 12.5%	94.8%	98.8%	+ 4.2%
West Seventh	94.0%	99.0%	+ 5.3%	97.3%	99.3%	+ 2.1%
West Side	94.3%	96.6%	+ 2.4%	96.6%	98.3%	+ 1.8%

Inventory

	10-2016	10-2017	+ / -	10-2016	10-2017	+ / -
Battle Creek – Highwood	55	47	- 14.5%	2.7	2.2	- 18.5%
Como Park	35	31	- 11.4%	1.6	1.6	0.0%
Dayton's Bluff	53	28	- 47.2%	3.2	1.7	- 46.9%
Downtown – St Paul	49	38	- 22.4%	3.3	2.5	- 24.2%
Greater East Side	97	71	- 26.8%	2.6	1.8	- 30.8%
Hamline-Midway	19	22	+ 15.8%	1.3	1.6	+ 23.1%
Highland Park	65	60	- 7.7%	2.0	2.2	+ 10.0%
Merriam Pk / Lexington-Hamline	41	23	- 43.9%	2.9	1.7	- 41.4%
Macalester-Groveland	66	51	- 22.7%	2.2	2.1	- 4.5%
North End	56	38	- 32.1%	2.7	1.8	- 33.3%
Payne-Phalen	76	67	- 11.8%	2.6	2.1	- 19.2%
St. Anthony Park	23	14	- 39.1%	3.5	2.3	- 34.3%
Summit Hill	26	30	+ 15.4%	3.3	3.8	+ 15.2%
Summit-University	73	46	- 37.0%	4.7	2.4	- 48.9%
Thomas-Dale (Frogtown)	39	21	- 46.2%	3.5	2.0	- 42.9%
West Seventh	38	21	- 44.7%	2.9	1.4	- 51.7%
West Side	40	29	- 27.5%	2.7	1.8	- 33.3%

Months Supply