

Local Market Update – November 2017

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



MINNEAPOLIS AREA Association
of REALTORS®

Saint Paul

- 23.8%

Change in
New Listings

- 0.4%

Change in
Closed Sales

+ 12.3%

Change in
Median Sales Price

November

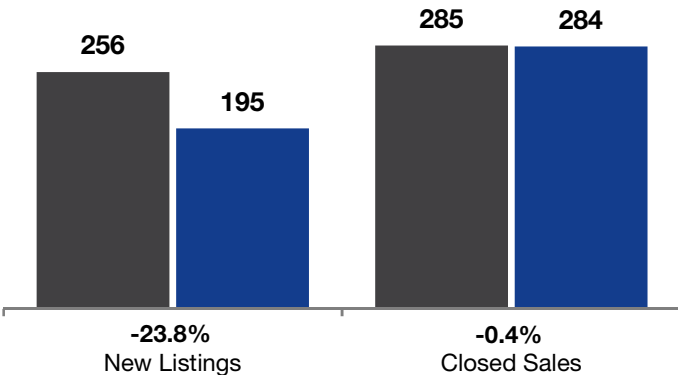
Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	256	195	-23.8%	4,845	4,439	-8.4%
Closed Sales	285	284	-0.4%	3,616	3,588	-0.8%
Median Sales Price*	\$177,500	\$199,250	+ 12.3%	\$182,000	\$193,800	+ 6.5%
Average Sales Price*	\$203,385	\$225,178	+ 10.7%	\$216,177	\$231,816	+ 7.2%
Price Per Square Foot*	\$131	\$146	+ 11.4%	\$138	\$148	+ 7.3%
Percent of Original List Price Received*	96.1%	97.5%	+ 1.5%	97.4%	98.4%	+ 1.0%
Days on Market Until Sale	55	48	-12.7%	62	52	-16.1%
Inventory of Homes for Sale	721	484	-32.9%	--	--	--
Months Supply of Inventory	2.2	1.5	-31.8%	--	--	--

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

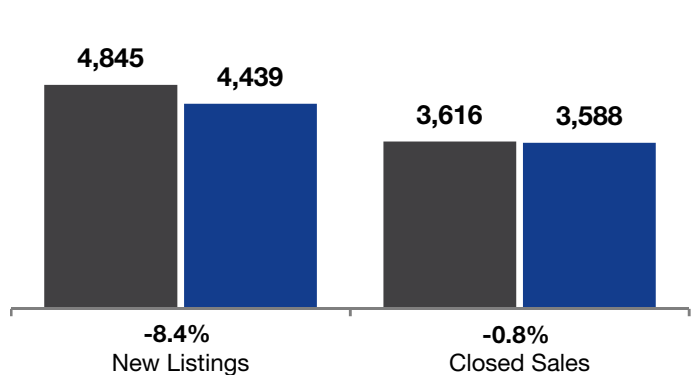
November

■ 2016 ■ 2017



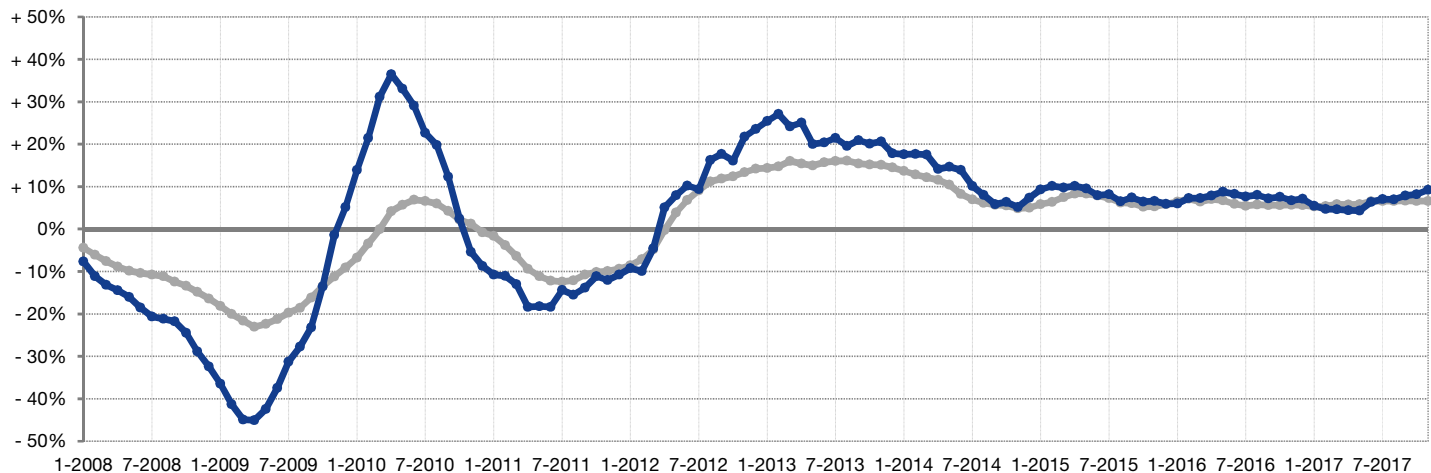
Year to Date

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

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New Listings

	11-2016	11-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	16	18	+ 12.5%	322	307	- 4.7%
Como Park	16	12	- 25.0%	312	279	- 10.6%
Dayton's Bluff	14	18	+ 28.6%	266	222	- 16.5%
Downtown – St Paul	14	10	- 28.6%	223	230	+ 3.1%
Greater East Side	32	21	- 34.4%	564	511	- 9.4%
Hamline-Midway	5	7	+ 40.0%	173	182	+ 5.2%
Highland Park	18	11	- 38.9%	476	399	- 16.2%
Merriam Pk / Lexington-Hamline	10	9	- 10.0%	220	191	- 13.2%
Macalester-Groveland	18	9	- 50.0%	435	344	- 20.9%
North End	21	16	- 23.8%	303	287	- 5.3%
Payne-Phalen	32	21	- 34.4%	438	425	- 3.0%
St. Anthony Park	5	3	- 40.0%	98	81	- 17.3%
Summit Hill	5	5	0.0%	121	127	+ 5.0%
Summit-University	22	12	- 45.5%	314	276	- 12.1%
Thomas-Dale (Frogtown)	12	8	- 33.3%	178	142	- 20.2%
West Seventh	6	7	+ 16.7%	189	199	+ 5.3%
West Side	10	9	- 10.0%	213	236	+ 10.8%

Closed Sales

	11-2016	11-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	14	27	+ 92.9%	224	241	+ 7.6%
Como Park	14	17	+ 21.4%	248	225	- 9.3%
Dayton's Bluff	20	10	- 50.0%	181	187	+ 3.3%
Downtown – St Paul	14	14	0.0%	168	170	+ 1.2%
Greater East Side	37	38	+ 2.7%	409	434	+ 6.1%
Hamline-Midway	13	8	- 38.5%	165	152	- 7.9%
Highland Park	29	24	- 17.2%	372	317	- 14.8%
Merriam Pk / Lexington-Hamline	8	11	+ 37.5%	165	146	- 11.5%
Macalester-Groveland	23	24	+ 4.3%	348	280	- 19.5%
North End	22	14	- 36.4%	232	234	+ 0.9%
Payne-Phalen	35	33	- 5.7%	335	357	+ 6.6%
St. Anthony Park	4	3	- 25.0%	70	66	- 5.7%
Summit Hill	3	8	+ 166.7%	85	91	+ 7.1%
Summit-University	16	15	- 6.3%	174	222	+ 27.6%
Thomas-Dale (Frogtown)	11	9	- 18.2%	123	115	- 6.5%
West Seventh	11	14	+ 27.3%	150	171	+ 14.0%
West Side	11	13	+ 18.2%	163	179	+ 9.8%

Median Sales Price

	11-2016	11-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	\$158,610	\$201,031	+ 26.7%	\$177,000	\$190,258	+ 7.5%
Como Park	\$215,150	\$215,000	- 0.1%	\$205,000	\$225,000	+ 9.8%
Dayton's Bluff	\$115,000	\$112,700	- 2.0%	\$140,000	\$155,000	+ 10.7%
Downtown – St Paul	\$179,800	\$194,750	+ 8.3%	\$172,000	\$179,950	+ 4.6%
Greater East Side	\$152,150	\$169,000	+ 11.1%	\$155,000	\$170,000	+ 9.7%
Hamline-Midway	\$200,000	\$205,863	+ 2.9%	\$177,500	\$206,000	+ 16.1%
Highland Park	\$344,000	\$312,000	- 9.3%	\$284,275	\$315,500	+ 11.0%
Merriam Pk / Lexington-Hamline	\$238,619	\$251,700	+ 5.5%	\$274,000	\$284,000	+ 3.6%
Macalester-Groveland	\$317,900	\$296,000	- 6.9%	\$305,000	\$324,000	+ 6.2%
North End	\$151,250	\$161,000	+ 6.4%	\$140,000	\$148,000	+ 5.7%
Payne-Phalen	\$139,000	\$180,000	+ 29.5%	\$146,000	\$165,000	+ 13.0%
St. Anthony Park	\$232,250	\$235,000	+ 1.2%	\$243,000	\$246,000	+ 1.2%
Summit Hill	\$157,500	\$225,500	+ 43.2%	\$335,000	\$391,750	+ 16.9%
Summit-University	\$263,750	\$215,000	- 18.5%	\$219,175	\$230,000	+ 4.9%
Thomas-Dale (Frogtown)	\$140,000	\$143,000	+ 2.1%	\$140,000	\$145,700	+ 4.1%
West Seventh	\$155,000	\$206,000	+ 32.9%	\$189,000	\$210,000	+ 11.1%
West Side	\$182,000	\$150,000	- 17.6%	\$157,000	\$176,000	+ 12.1%

Days on Market Until Sale

	11-2016	11-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	89	50	- 43.8%	53	45	- 15.1%
Como Park	26	25	- 3.8%	41	38	- 7.3%
Dayton's Bluff	53	33	- 37.7%	69	57	- 17.4%
Downtown – St Paul	126	67	- 46.8%	90	81	- 10.0%
Greater East Side	38	37	- 2.6%	48	48	0.0%
Hamline-Midway	32	42	+ 31.3%	41	34	- 17.1%
Highland Park	56	44	- 21.4%	66	50	- 24.2%
Merriam Pk / Lexington-Hamline	79	27	- 65.8%	77	45	- 41.6%
Macalester-Groveland	40	38	- 5.0%	59	50	- 15.3%
North End	45	41	- 8.9%	61	47	- 23.0%
Payne-Phalen	57	44	- 22.8%	64	47	- 26.6%
St. Anthony Park	57	64	+ 12.3%	76	67	- 11.8%
Summit Hill	262	52	- 80.2%	102	69	- 32.4%
Summit-University	74	107	+ 44.6%	80	86	+ 7.5%
Thomas-Dale (Frogtown)	37	63	+ 70.3%	70	54	- 22.9%
West Seventh	20	76	+ 280.0%	54	40	- 25.9%
West Side	32	43	+ 34.4%	60	51	- 15.0%

Pct. Of Original Price Received

	11-2016	11-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	96.0%	97.8%	+ 1.9%	98.8%	98.9%	+ 0.1%
Como Park	99.1%	98.3%	- 0.8%	98.2%	98.8%	+ 0.6%
Dayton's Bluff	96.5%	95.7%	- 0.8%	95.6%	96.9%	+ 1.4%
Downtown – St Paul	98.0%	97.2%	- 0.8%	96.7%	96.7%	0.0%
Greater East Side	97.5%	98.5%	+ 1.0%	98.5%	98.8%	+ 0.3%
Hamline-Midway	98.6%	98.0%	- 0.6%	98.7%	100.1%	+ 1.4%
Highland Park	96.7%	97.7%	+ 1.0%	97.9%	98.4%	+ 0.5%
Merriam Pk / Lexington-Hamline	96.3%	99.8%	+ 3.6%	96.6%	99.0%	+ 2.5%
Macalester-Groveland	96.7%	97.6%	+ 0.9%	97.9%	98.4%	+ 0.5%
North End	94.8%	95.6%	+ 0.8%	98.1%	99.1%	+ 1.0%
Payne-Phalen	92.3%	99.2%	+ 7.5%	96.6%	98.5%	+ 2.0%
St. Anthony Park	96.8%	92.3%	- 4.6%	96.1%	96.9%	+ 0.8%
Summit Hill	89.4%	95.1%	+ 6.4%	94.6%	97.1%	+ 2.6%
Summit-University	94.6%	95.1%	+ 0.5%	96.2%	97.1%	+ 0.9%
Thomas-Dale (Frogtown)	96.4%	90.6%	- 6.0%	95.0%	98.1%	+ 3.3%
West Seventh	97.4%	98.9%	+ 1.5%	97.3%	99.3%	+ 2.1%
West Side	96.5%	97.9%	+ 1.5%	96.6%	98.3%	+ 1.8%

Inventory

	11-2016	11-2017	+ / -	11-2016	11-2017	+ / -
Battle Creek – Highwood	46	38	- 17.4%	2.2	1.7	- 22.7%
Como Park	30	25	- 16.7%	1.3	1.3	0.0%
Dayton's Bluff	48	32	- 33.3%	2.9	1.9	- 34.5%
Downtown – St Paul	45	32	- 28.9%	3.0	2.2	- 26.7%
Greater East Side	86	44	- 48.8%	2.3	1.1	- 52.2%
Hamline-Midway	12	14	+ 16.7%	0.8	1.0	+ 25.0%
Highland Park	48	38	- 20.8%	1.5	1.4	- 6.7%
Merriam Pk / Lexington-Hamline	27	20	- 25.9%	1.8	1.6	- 11.1%
Macalester-Groveland	51	39	- 23.5%	1.7	1.6	- 5.9%
North End	53	34	- 35.8%	2.6	1.6	- 38.5%
Payne-Phalen	71	51	- 28.2%	2.4	1.6	- 33.3%
St. Anthony Park	18	8	- 55.6%	2.8	1.3	- 53.6%
Summit Hill	24	23	- 4.2%	3.2	2.9	- 9.4%
Summit-University	70	37	- 47.1%	4.4	1.9	- 56.8%
Thomas-Dale (Frogtown)	34	17	- 50.0%	3.0	1.7	- 43.3%
West Seventh	26	13	- 50.0%	1.9	0.9	- 52.6%
West Side	32	19	- 40.6%	2.2	1.2	- 45.5%

Months Supply