

# Local Market Update – August 2017

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



MINNEAPOLIS AREA Association  
of REALTORS®

## Saint Paul

**+ 1.7%**

Change in  
New Listings

**+ 1.9%**

Change in  
Closed Sales

**+ 6.4%**

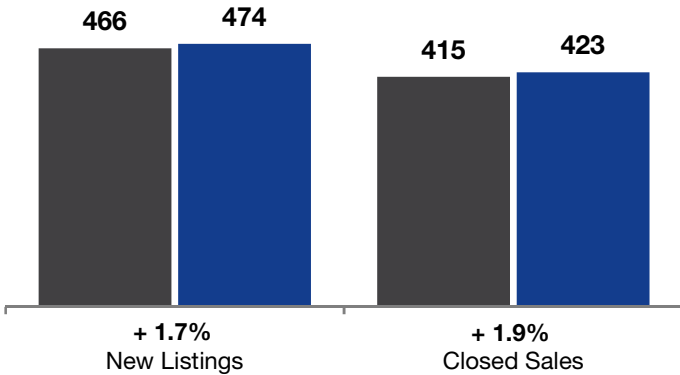
Change in  
Median Sales Price

	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	466	474	+ 1.7%	3,711	3,431	-7.5%
Closed Sales	415	423	+ 1.9%	2,661	2,648	-0.5%
Median Sales Price*	\$188,000	<b>\$200,000</b>	+ 6.4%	\$184,000	<b>\$192,000</b>	+ 4.3%
Average Sales Price*	\$231,769	<b>\$242,911</b>	+ 4.8%	\$220,047	<b>\$230,701</b>	+ 4.8%
Price Per Square Foot*	\$143	<b>\$155</b>	+ 8.1%	\$139	<b>\$148</b>	+ 6.9%
Percent of Original List Price Received*	97.9%	<b>98.5%</b>	+ 0.6%	97.6%	<b>98.6%</b>	+ 1.0%
Days on Market Until Sale	48	<b>37</b>	-22.9%	65	<b>54</b>	-16.9%
Inventory of Homes for Sale	892	<b>673</b>	-24.6%	--	--	--
Months Supply of Inventory	2.8	<b>2.1</b>	-25.0%	--	--	--

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

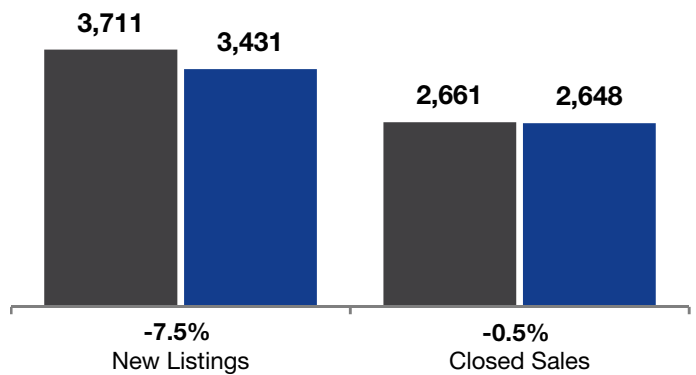
### August

■ 2016 ■ 2017



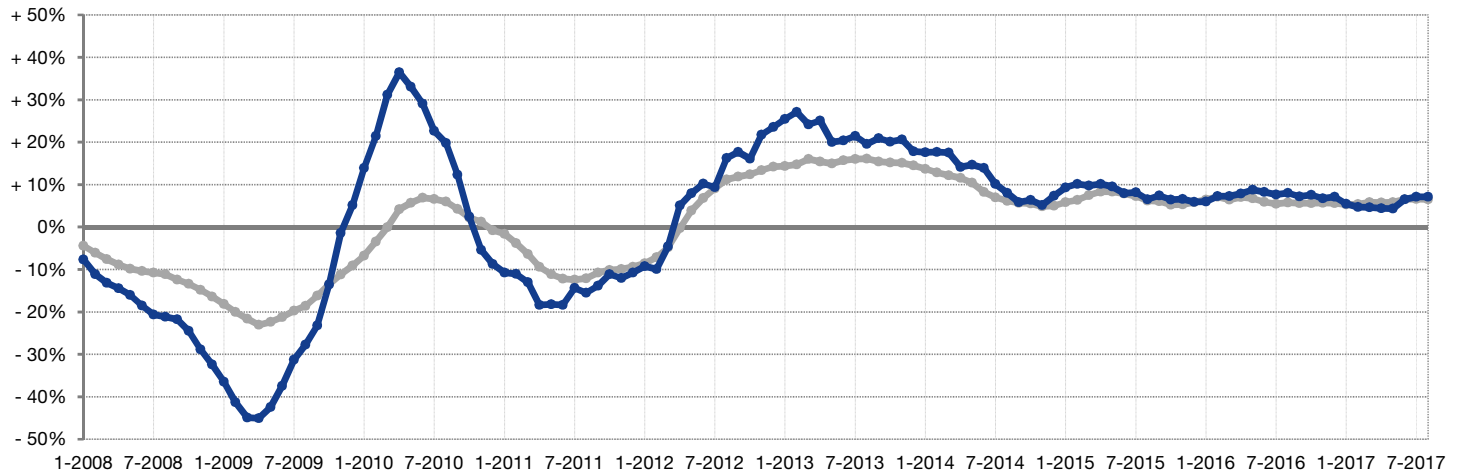
### Year to Date

■ 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 September 11, 2017. All data from NorthstarMLS. | Powered by ShowingTime.

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## New Listings

	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	33	34	+ 3.0%	250	225	- 10.0%
Como Park	33	28	- 15.2%	253	225	- 11.1%
Dayton's Bluff	36	19	- 47.2%	196	169	- 13.8%
Downtown – St Paul	15	16	+ 6.7%	168	179	+ 6.5%
Greater East Side	61	68	+ 11.5%	412	390	- 5.3%
Hamline-Midway	12	19	+ 58.3%	132	148	+ 12.1%
Highland Park	42	45	+ 7.1%	387	312	- 19.4%
Merriam Pk / Lexington-Hamline	15	17	+ 13.3%	171	152	- 11.1%
Macalester-Groveland	30	36	+ 20.0%	335	263	- 21.5%
North End	30	33	+ 10.0%	225	215	- 4.4%
Payne-Phalen	47	39	- 17.0%	331	324	- 2.1%
St. Anthony Park	12	6	- 50.0%	77	63	- 18.2%
Summit Hill	11	14	+ 27.3%	101	94	- 6.9%
Summit-University	25	23	- 8.0%	231	219	- 5.2%
Thomas-Dale (Frogtown)	17	26	+ 52.9%	134	114	- 14.9%
West Seventh	21	21	0.0%	141	162	+ 14.9%
West Side	26	30	+ 15.4%	167	176	+ 5.4%

## Closed Sales

	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	32	28	- 12.5%	160	170	+ 6.3%
Como Park	25	30	+ 20.0%	184	169	- 8.2%
Dayton's Bluff	20	19	- 5.0%	123	148	+ 20.3%
Downtown – St Paul	17	18	+ 5.9%	129	123	- 4.7%
Greater East Side	51	41	- 19.6%	289	309	+ 6.9%
Hamline-Midway	19	21	+ 10.5%	118	113	- 4.2%
Highland Park	42	40	- 4.8%	276	235	- 14.9%
Merriam Pk / Lexington-Hamline	23	12	- 47.8%	130	112	- 13.8%
Macalester-Groveland	45	34	- 24.4%	280	207	- 26.1%
North End	22	25	+ 13.6%	162	170	+ 4.9%
Payne-Phalen	32	53	+ 65.6%	238	265	+ 11.3%
St. Anthony Park	5	7	+ 40.0%	55	51	- 7.3%
Summit Hill	12	11	- 8.3%	69	66	- 4.3%
Summit-University	17	24	+ 41.2%	121	168	+ 38.8%
Thomas-Dale (Frogtown)	14	10	- 28.6%	88	83	- 5.7%
West Seventh	20	27	+ 35.0%	109	130	+ 19.3%
West Side	17	23	+ 35.3%	126	129	+ 2.4%

## Median Sales Price

	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	\$189,000	\$191,000	+ 1.1%	\$177,000	\$185,000	+ 4.5%
Como Park	\$205,000	\$244,950	+ 19.5%	\$205,250	\$225,000	+ 9.6%
Dayton's Bluff	\$150,500	\$144,900	- 3.7%	\$145,000	\$152,500	+ 5.2%
Downtown – St Paul	\$172,000	\$180,000	+ 4.7%	\$172,000	\$178,700	+ 3.9%
Greater East Side	\$169,900	\$175,000	+ 3.0%	\$155,500	\$169,000	+ 8.7%
Hamline-Midway	\$182,000	\$218,000	+ 19.8%	\$176,450	\$210,000	+ 19.0%
Highland Park	\$255,000	\$324,000	+ 27.1%	\$275,000	\$315,000	+ 14.5%
Merriam Pk / Lexington-Hamline	\$278,285	\$261,100	- 6.2%	\$276,570	\$307,777	+ 11.3%
Macalester-Groveland	\$325,000	\$350,000	+ 7.7%	\$301,000	\$326,500	+ 8.5%
North End	\$170,000	\$147,500	- 13.2%	\$140,000	\$147,500	+ 5.4%
Payne-Phalen	\$167,450	\$175,000	+ 4.5%	\$147,000	\$163,825	+ 11.4%
St. Anthony Park	\$326,000	\$326,000	0.0%	\$245,000	\$248,000	+ 1.2%
Summit Hill	\$311,000	\$325,000	+ 4.5%	\$335,000	\$371,000	+ 10.7%
Summit-University	\$204,250	\$274,000	+ 34.1%	\$210,000	\$227,662	+ 8.4%
Thomas-Dale (Frogtown)	\$132,500	\$171,475	+ 29.4%	\$139,900	\$150,730	+ 7.7%
West Seventh	\$192,450	\$210,000	+ 9.1%	\$192,000	\$206,450	+ 7.5%
West Side	\$170,000	\$177,000	+ 4.1%	\$154,800	\$183,250	+ 18.4%

## Days on Market Until Sale

	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	36	26	- 27.8%	49	45	- 8.2%
Como Park	56	32	- 42.9%	45	37	- 17.8%
Dayton's Bluff	51	51	0.0%	73	62	- 15.1%
Downtown – St Paul	49	74	+ 51.0%	91	85	- 6.6%
Greater East Side	37	49	+ 32.4%	52	52	0.0%
Hamline-Midway	37	25	- 32.4%	45	37	- 17.8%
Highland Park	42	37	- 11.9%	66	51	- 22.7%
Merriam Pk / Lexington-Hamline	60	39	- 35.0%	81	44	- 45.7%
Macalester-Groveland	56	34	- 39.3%	62	52	- 16.1%
North End	30	27	- 10.0%	65	53	- 18.5%
Payne-Phalen	58	43	- 25.9%	67	48	- 28.4%
St. Anthony Park	117	25	- 78.6%	86	69	- 19.8%
Summit Hill	58	49	- 15.5%	99	67	- 32.3%
Summit-University	55	44	- 20.0%	81	83	+ 2.5%
Thomas-Dale (Frogtown)	53	29	- 45.3%	75	61	- 18.7%
West Seventh	35	23	- 34.3%	59	37	- 37.3%
West Side	61	27	- 55.7%	65	58	- 10.8%

## Pct. Of Original Price Received

	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	103.5%	98.2%	- 5.1%	99.3%	99.5%	+ 0.2%
Como Park	96.0%	98.9%	+ 3.0%	98.5%	99.6%	+ 1.1%
Dayton's Bluff	97.4%	96.7%	- 0.7%	95.4%	96.6%	+ 1.3%
Downtown – St Paul	97.6%	96.6%	- 1.0%	96.7%	96.8%	+ 0.1%
Greater East Side	99.2%	99.6%	+ 0.4%	99.0%	98.8%	- 0.2%
Hamline-Midway	103.6%	99.3%	- 4.2%	98.9%	100.3%	+ 1.4%
Highland Park	97.1%	98.5%	+ 1.4%	98.3%	98.5%	+ 0.2%
Merriam Pk / Lexington-Hamline	96.5%	96.3%	- 0.2%	96.5%	99.0%	+ 2.6%
Macalester-Groveland	97.5%	98.4%	+ 0.9%	98.0%	98.6%	+ 0.6%
North End	98.2%	99.7%	+ 1.5%	98.7%	98.9%	+ 0.2%
Payne-Phalen	96.0%	98.5%	+ 2.6%	97.0%	98.7%	+ 1.8%
St. Anthony Park	98.5%	99.0%	+ 0.5%	95.8%	96.3%	+ 0.5%
Summit Hill	94.2%	94.6%	+ 0.4%	94.4%	97.6%	+ 3.4%
Summit-University	95.2%	98.6%	+ 3.6%	96.5%	97.7%	+ 1.2%
Thomas-Dale (Frogtown)	94.9%	96.5%	+ 1.7%	94.7%	98.1%	+ 3.6%
West Seventh	97.0%	100.7%	+ 3.8%	97.5%	99.4%	+ 1.9%
West Side	97.4%	98.5%	+ 1.1%	97.0%	98.7%	+ 1.8%

## Inventory

	8-2016	8-2017	+ / -	8-2016	8-2017	+ / -
Battle Creek – Highwood	60	45	- 25.0%	2.8	2.1	- 25.0%
Como Park	45	41	- 8.9%	2.0	2.1	+ 5.0%
Dayton's Bluff	70	29	- 58.6%	4.7	1.5	- 68.1%
Downtown – St Paul	50	52	+ 4.0%	3.4	3.7	+ 8.8%
Greater East Side	102	86	- 15.7%	2.9	2.2	- 24.1%
Hamline-Midway	13	18	+ 38.5%	0.9	1.2	+ 33.3%
Highland Park	83	64	- 22.9%	2.6	2.3	- 11.5%
Merriam Pk / Lexington-Hamline	37	25	- 32.4%	2.5	1.9	- 24.0%
Macalester-Groveland	45	37	- 17.8%	1.5	1.5	0.0%
North End	61	40	- 34.4%	2.9	1.9	- 34.5%
Payne-Phalen	90	64	- 28.9%	3.2	2.0	- 37.5%
St. Anthony Park	21	14	- 33.3%	3.0	2.3	- 23.3%
Summit Hill	31	25	- 19.4%	3.8	3.3	- 13.2%
Summit-University	75	47	- 37.3%	4.9	2.5	- 49.0%
Thomas-Dale (Frogtown)	34	29	- 14.7%	3.0	2.8	- 6.7%
West Seventh	31	26	- 16.1%	2.3	1.8	- 21.7%
West Side	44	30	- 31.8%	2.9	2.0	- 31.0%

## Months Supply