

# Local Market Update – March 2018

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



MINNEAPOLIS AREA Association  
of REALTORS®

## Saint Paul

**- 16.9%**

Change in  
New Listings

**- 4.4%**

Change in  
Closed Sales

**+ 17.3%**

Change in  
Median Sales Price

	March			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	467	388	-16.9%	998	880	-11.8%
Closed Sales	296	283	-4.4%	718	670	-6.7%
Median Sales Price*	\$175,000	<b>\$205,250</b>	+ 17.3%	\$170,000	<b>\$200,000</b>	+ 17.6%
Average Sales Price*	\$207,783	<b>\$240,688</b>	+ 15.8%	\$201,235	<b>\$233,990</b>	+ 16.3%
Price Per Square Foot*	\$140	<b>\$154</b>	+ 10.0%	\$135	<b>\$149</b>	+ 10.2%
Percent of Original List Price Received*	97.4%	<b>99.3%</b>	+ 2.0%	95.5%	<b>97.8%</b>	+ 2.4%
Days on Market Until Sale	78	<b>56</b>	-28.2%	84	<b>62</b>	-26.2%
Inventory of Homes for Sale	523	<b>319</b>	-39.0%	--	--	--
Months Supply of Inventory	1.6	<b>1.0</b>	-37.5%	--	--	--

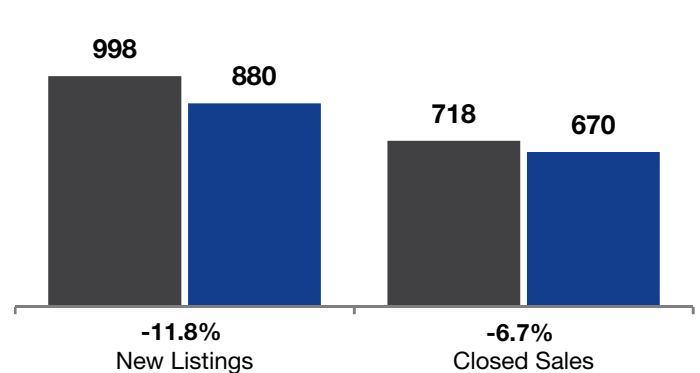
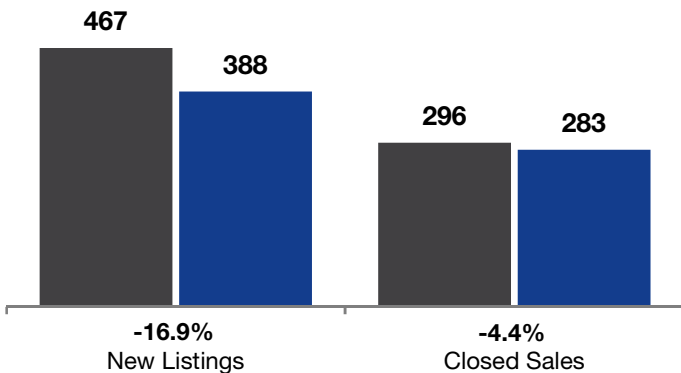
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

■ 2017 ■ 2018

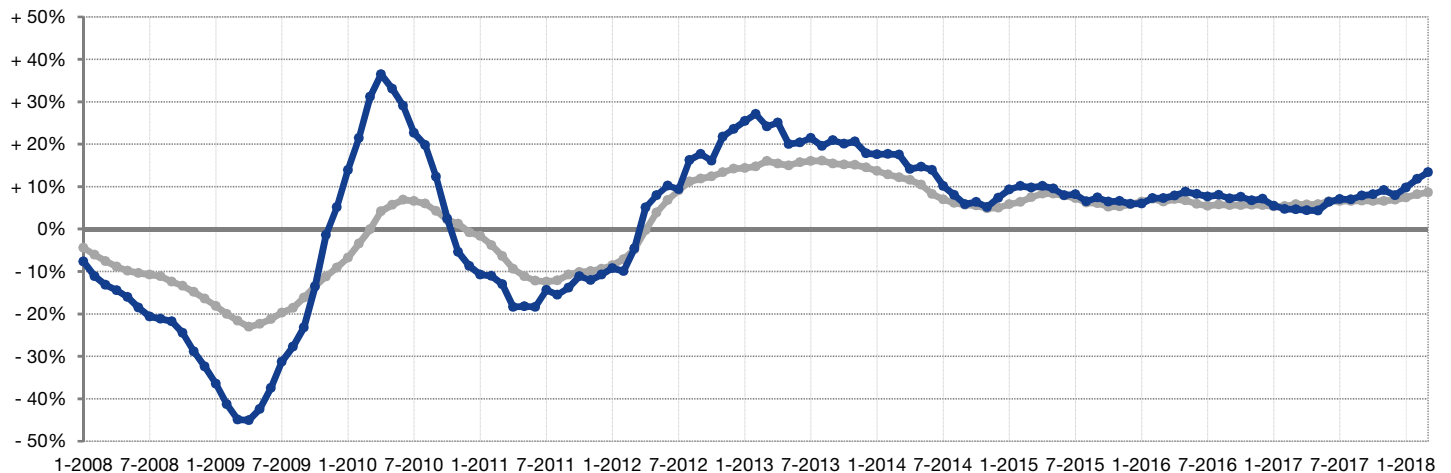
### Year to Date

■ 2017 ■ 2018



### 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 April 9, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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## New Listings

	3-2017	3-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	25	30	+ 20.0%	55	64	+ 16.4%
Como Park	37	43	+ 16.2%	65	67	+ 3.1%
Dayton's Bluff	24	22	- 8.3%	56	53	- 5.4%
Downtown – St Paul	30	13	- 56.7%	71	38	- 46.5%
Greater East Side	43	32	- 25.6%	101	80	- 20.8%
Hamline-Midway	16	15	- 6.3%	29	30	+ 3.4%
Highland Park	51	46	- 9.8%	101	92	- 8.9%
Merriam Pk / Lexington-Hamline	26	15	- 42.3%	51	38	- 25.5%
Macalester-Groveland	34	34	0.0%	78	81	+ 3.8%
North End	29	18	- 37.9%	64	49	- 23.4%
Payne-Phalen	45	25	- 44.4%	84	74	- 11.9%
St. Anthony Park	13	8	- 38.5%	22	18	- 18.2%
Summit Hill	8	15	+ 87.5%	24	35	+ 45.8%
Summit-University	32	26	- 18.8%	71	57	- 19.7%
Thomas-Dale (Frogtown)	16	9	- 43.8%	33	28	- 15.2%
West Seventh	19	22	+ 15.8%	43	45	+ 4.7%
West Side	19	15	- 21.1%	50	31	- 38.0%

## Closed Sales

	3-2017	3-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	17	23	+ 35.3%	45	47	+ 4.4%
Como Park	16	16	0.0%	39	38	- 2.6%
Dayton's Bluff	22	21	- 4.5%	48	48	0.0%
Downtown – St Paul	23	12	- 47.8%	50	29	- 42.0%
Greater East Side	37	33	- 10.8%	102	84	- 17.6%
Hamline-Midway	7	9	+ 28.6%	15	30	+ 100.0%
Highland Park	29	32	+ 10.3%	58	55	- 5.2%
Merriam Pk / Lexington-Hamline	11	13	+ 18.2%	24	29	+ 20.8%
Macalester-Groveland	17	15	- 11.8%	46	46	0.0%
North End	26	24	- 7.7%	51	47	- 7.8%
Payne-Phalen	26	27	+ 3.8%	70	67	- 4.3%
St. Anthony Park	5	5	0.0%	19	10	- 47.4%
Summit Hill	12	6	- 50.0%	20	15	- 25.0%
Summit-University	17	19	+ 11.8%	46	46	0.0%
Thomas-Dale (Frogtown)	8	6	- 25.0%	34	27	- 20.6%
West Seventh	10	12	+ 20.0%	24	27	+ 12.5%
West Side	13	10	- 23.1%	27	25	- 7.4%

## Median Sales Price

	3-2017	3-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	\$170,000	\$205,500	+ 20.9%	\$147,000	\$197,500	+ 34.4%
Como Park	\$205,000	\$238,750	+ 16.5%	\$192,000	\$224,500	+ 16.9%
Dayton's Bluff	\$130,700	\$159,900	+ 22.3%	\$143,300	\$164,650	+ 14.9%
Downtown – St Paul	\$170,000	\$219,900	+ 29.4%	\$176,825	\$204,500	+ 15.7%
Greater East Side	\$162,500	\$161,000	- 0.9%	\$155,000	\$166,950	+ 7.7%
Hamline-Midway	\$217,000	\$200,000	- 7.8%	\$217,000	\$200,000	- 7.8%
Highland Park	\$280,000	\$312,500	+ 11.6%	\$295,000	\$283,000	- 4.1%
Merriam Pk / Lexington-Hamline	\$275,000	\$335,000	+ 21.8%	\$285,000	\$372,000	+ 30.5%
Macalester-Groveland	\$295,000	\$354,000	+ 20.0%	\$305,000	\$339,900	+ 11.4%
North End	\$148,450	\$154,750	+ 4.2%	\$136,000	\$165,825	+ 21.9%
Payne-Phalen	\$139,950	\$180,000	+ 28.6%	\$144,500	\$165,000	+ 14.2%
St. Anthony Park	\$250,000	\$257,000	+ 2.8%	\$241,500	\$318,300	+ 31.8%
Summit Hill	\$209,000	\$319,750	+ 53.0%	\$231,000	\$337,500	+ 46.1%
Summit-University	\$220,000	\$243,500	+ 10.7%	\$184,575	\$275,000	+ 49.0%
Thomas-Dale (Frogtown)	\$158,450	\$144,450	- 8.8%	\$132,827	\$143,900	+ 8.3%
West Seventh	\$121,650	\$222,513	+ 82.9%	\$150,950	\$220,000	+ 45.7%
West Side	\$141,200	\$187,000	+ 32.4%	\$151,300	\$196,000	+ 29.5%

## Days on Market Until Sale

	3-2017	3-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	44	55	+ 25.0%	68	59	- 13.2%
Como Park	48	87	+ 81.3%	73	59	- 19.2%
Dayton's Bluff	72	38	- 47.2%	85	50	- 41.2%
Downtown – St Paul	67	87	+ 29.9%	94	90	- 4.3%
Greater East Side	76	58	- 23.7%	81	58	- 28.4%
Hamline-Midway	55	44	- 20.0%	87	42	- 51.7%
Highland Park	87	36	- 58.6%	84	61	- 27.4%
Merriam Pk / Lexington-Hamline	71	54	- 23.9%	67	86	+ 28.4%
Macalester-Groveland	90	75	- 16.7%	86	65	- 24.4%
North End	79	32	- 59.5%	78	42	- 46.2%
Payne-Phalen	74	51	- 31.1%	68	53	- 22.1%
St. Anthony Park	95	54	- 43.2%	107	55	- 48.6%
Summit Hill	134	77	- 42.5%	122	70	- 42.6%
Summit-University	111	94	- 15.3%	100	114	+ 14.0%
Thomas-Dale (Frogtown)	102	66	- 35.3%	104	55	- 47.1%
West Seventh	28	64	+ 128.6%	54	49	- 9.3%
West Side	99	43	- 56.6%	110	69	- 37.3%

## Pct. Of Original Price Received

	3-2017	3-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	101.0%	101.9%	+ 0.9%	97.1%	99.8%	+ 2.8%
Como Park	99.4%	94.5%	- 4.9%	96.5%	96.2%	- 0.3%
Dayton's Bluff	93.1%	100.2%	+ 7.6%	91.9%	98.3%	+ 7.0%
Downtown – St Paul	95.7%	97.9%	+ 2.3%	95.7%	96.4%	+ 0.7%
Greater East Side	96.8%	98.5%	+ 1.8%	94.0%	97.7%	+ 3.9%
Hamline-Midway	99.0%	101.9%	+ 2.9%	96.2%	98.9%	+ 2.8%
Highland Park	96.8%	99.4%	+ 2.7%	96.7%	97.3%	+ 0.6%
Merriam Pk / Lexington-Hamline	99.6%	100.9%	+ 1.3%	98.8%	97.7%	- 1.1%
Macalester-Groveland	94.8%	98.1%	+ 3.5%	95.1%	98.4%	+ 3.5%
North End	99.0%	99.4%	+ 0.4%	97.0%	97.0%	0.0%
Payne-Phalen	99.3%	100.1%	+ 0.8%	97.0%	98.7%	+ 1.8%
St. Anthony Park	97.7%	99.0%	+ 1.3%	92.4%	97.7%	+ 5.7%
Summit Hill	98.6%	101.5%	+ 2.9%	97.3%	98.1%	+ 0.8%
Summit-University	96.2%	96.0%	- 0.2%	95.8%	97.0%	+ 1.3%
Thomas-Dale (Frogtown)	95.6%	94.2%	- 1.5%	95.1%	94.9%	- 0.2%
West Seventh	102.9%	101.7%	- 1.2%	96.2%	98.3%	+ 2.2%
West Side	94.1%	101.5%	+ 7.9%	91.4%	98.6%	+ 7.9%

## Inventory

	3-2017	3-2018	+ / -	3-2017	3-2018	+ / -
Battle Creek – Highwood	24	17	- 29.2%	1.1	0.8	- 27.3%
Como Park	29	20	- 31.0%	1.3	0.9	- 30.8%
Dayton's Bluff	29	18	- 37.9%	1.6	1.1	- 31.3%
Downtown – St Paul	50	30	- 40.0%	3.4	2.3	- 32.4%
Greater East Side	43	17	- 60.5%	1.1	0.5	- 54.5%
Hamline-Midway	16	8	- 50.0%	1.2	0.6	- 50.0%
Highland Park	54	37	- 31.5%	1.7	1.3	- 23.5%
Merriam Pk / Lexington-Hamline	29	15	- 48.3%	2.0	1.2	- 40.0%
Macalester-Groveland	40	26	- 35.0%	1.4	1.0	- 28.6%
North End	30	10	- 66.7%	1.4	0.5	- 64.3%
Payne-Phalen	48	23	- 52.1%	1.6	0.8	- 50.0%
St. Anthony Park	11	9	- 18.2%	1.7	1.6	- 5.9%
Summit Hill	16	22	+ 37.5%	2.2	2.8	+ 27.3%
Summit-University	48	33	- 31.3%	2.6	1.8	- 30.8%
Thomas-Dale (Frogtown)	13	5	- 61.5%	1.1	0.5	- 54.5%
West Seventh	20	20	0.0%	1.4	1.4	0.0%
West Side	23	9	- 60.9%	1.7	0.6	- 64.7%

## Months Supply