

Local Market Update – June 2018

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



MINNEAPOLIS AREA Association
of REALTORS®

Saint Paul

+ 0.6%

Change in
New Listings

+ 0.7%

Change in
Closed Sales

+ 2.4%

Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	539	542	+ 0.6%	2,506	2,421	-3.4%
Closed Sales	431	434	+ 0.7%	1,857	1,753	-5.6%
Median Sales Price*	\$217,500	\$222,750	+ 2.4%	\$189,500	\$211,000	+ 11.3%
Average Sales Price*	\$261,258	\$270,262	+ 3.4%	\$227,466	\$253,356	+ 11.4%
Price Per Square Foot*	\$158	\$169	+ 7.2%	\$146	\$160	+ 9.7%
Percent of Original List Price Received*	100.4%	101.7%	+ 1.3%	98.3%	100.1%	+ 1.8%
Days on Market Until Sale	38	27	-28.9%	61	44	-27.9%
Inventory of Homes for Sale	714	517	-27.6%	--	--	--
Months Supply of Inventory	2.2	1.6	-27.3%	--	--	--

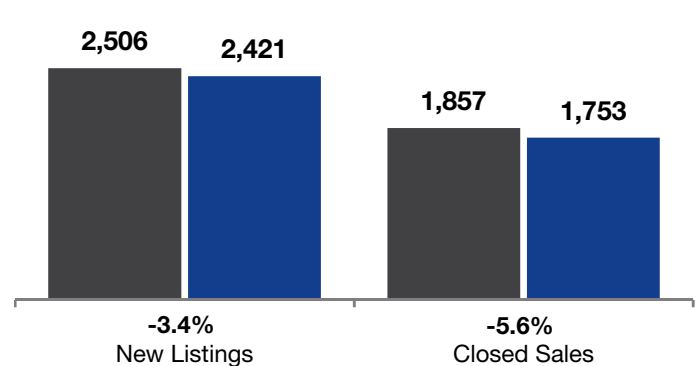
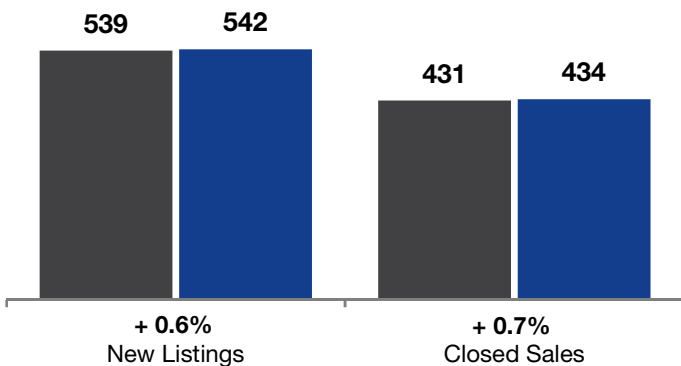
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

■ 2017 ■ 2018

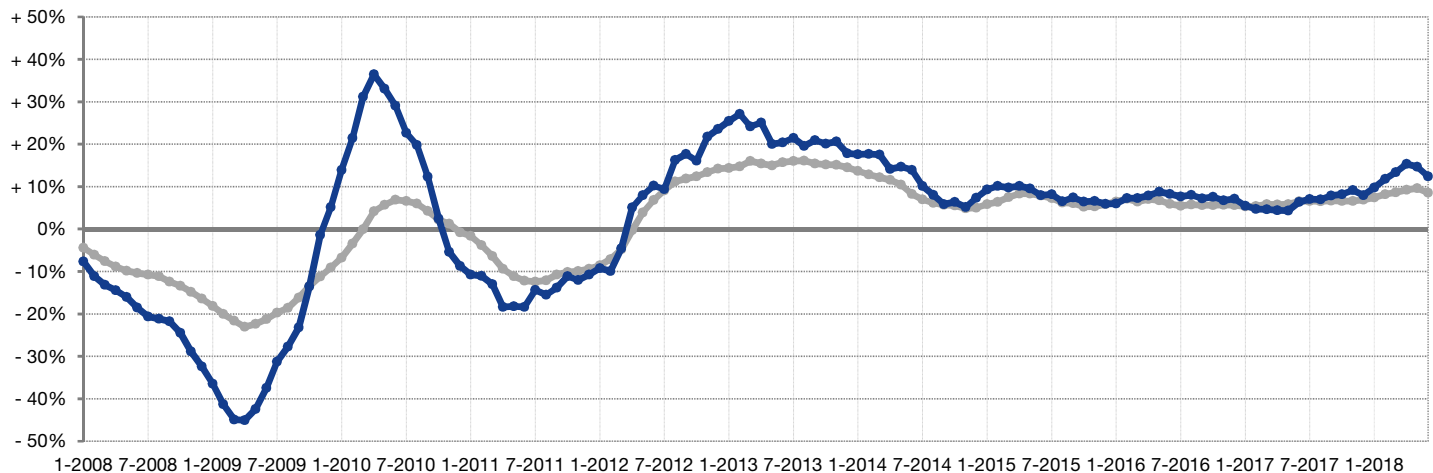
Year to Date

■ 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 July 10, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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New Listings

	6-2017	6-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	44	34	- 22.7%	164	156	- 4.9%
Como Park	23	45	+ 95.7%	165	178	+ 7.9%
Dayton's Bluff	29	39	+ 34.5%	128	153	+ 19.5%
Downtown – St Paul	28	25	- 10.7%	140	113	- 19.3%
Greater East Side	64	62	- 3.1%	270	238	- 11.9%
Hamline-Midway	25	19	- 24.0%	101	84	- 16.8%
Highland Park	43	49	+ 14.0%	230	231	+ 0.4%
Merriam Pk / Lexington-Hamline	23	14	- 39.1%	121	104	- 14.0%
Macalester-Groveland	34	46	+ 35.3%	197	219	+ 11.2%
North End	39	33	- 15.4%	154	150	- 2.6%
Payne-Phalen	64	48	- 25.0%	233	213	- 8.6%
St. Anthony Park	9	20	+ 122.2%	45	57	+ 26.7%
Summit Hill	15	10	- 33.3%	71	82	+ 15.5%
Summit-University	24	39	+ 62.5%	169	165	- 2.4%
Thomas-Dale (Frogtown)	18	10	- 44.4%	75	68	- 9.3%
West Seventh	37	22	- 40.5%	121	106	- 12.4%
West Side	20	26	+ 30.0%	122	103	- 15.6%

Closed Sales

	6-2017	6-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	33	29	- 12.1%	121	128	+ 5.8%
Como Park	33	38	+ 15.2%	118	138	+ 16.9%
Dayton's Bluff	25	24	- 4.0%	110	103	- 6.4%
Downtown – St Paul	10	19	+ 90.0%	90	78	- 13.3%
Greater East Side	46	49	+ 6.5%	221	188	- 14.9%
Hamline-Midway	25	12	- 52.0%	69	74	+ 7.2%
Highland Park	53	37	- 30.2%	169	156	- 7.7%
Merriam Pk / Lexington-Hamline	22	21	- 4.5%	86	76	- 11.6%
Macalester-Groveland	36	48	+ 33.3%	139	161	+ 15.8%
North End	22	20	- 9.1%	123	107	- 13.0%
Payne-Phalen	33	39	+ 18.2%	175	150	- 14.3%
St. Anthony Park	5	8	+ 60.0%	36	30	- 16.7%
Summit Hill	11	13	+ 18.2%	45	47	+ 4.4%
Summit-University	29	26	- 10.3%	126	109	- 13.5%
Thomas-Dale (Frogtown)	9	12	+ 33.3%	63	61	- 3.2%
West Seventh	17	21	+ 23.5%	75	71	- 5.3%
West Side	22	18	- 18.2%	91	76	- 16.5%

Median Sales Price

	6-2017	6-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	\$213,000	\$223,000	+ 4.7%	\$179,900	\$210,000	+ 16.7%
Como Park	\$233,000	\$240,250	+ 3.1%	\$221,000	\$240,000	+ 8.6%
Dayton's Bluff	\$150,000	\$180,500	+ 20.3%	\$148,000	\$175,000	+ 18.2%
Downtown – St Paul	\$209,500	\$164,000	- 21.7%	\$181,100	\$190,000	+ 4.9%
Greater East Side	\$177,000	\$190,035	+ 7.4%	\$166,000	\$180,500	+ 8.7%
Hamline-Midway	\$197,000	\$192,000	- 2.5%	\$210,000	\$215,000	+ 2.4%
Highland Park	\$332,450	\$440,000	+ 32.4%	\$310,950	\$338,000	+ 8.7%
Merriam Pk / Lexington-Hamline	\$342,250	\$355,000	+ 3.7%	\$318,900	\$357,500	+ 12.1%
Macalester-Groveland	\$337,618	\$378,000	+ 12.0%	\$315,000	\$354,000	+ 12.4%
North End	\$154,950	\$165,000	+ 6.5%	\$149,250	\$160,850	+ 7.8%
Payne-Phalen	\$169,000	\$194,000	+ 14.8%	\$160,000	\$180,000	+ 12.5%
St. Anthony Park	\$325,000	\$276,050	- 15.1%	\$243,500	\$277,450	+ 13.9%
Summit Hill	\$505,000	\$289,750	- 42.6%	\$327,500	\$340,000	+ 3.8%
Summit-University	\$255,250	\$261,200	+ 2.3%	\$225,000	\$258,000	+ 14.7%
Thomas-Dale (Frogtown)	\$210,000	\$168,500	- 19.8%	\$145,000	\$159,000	+ 9.7%
West Seventh	\$250,000	\$224,000	- 10.4%	\$195,000	\$225,000	+ 15.4%
West Side	\$177,750	\$193,750	+ 9.0%	\$176,000	\$189,000	+ 7.4%

Days on Market Until Sale

	6-2017	6-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	28	21	- 25.0%	50	40	- 20.0%
Como Park	19	13	- 31.6%	38	31	- 18.4%
Dayton's Bluff	48	26	- 45.8%	68	39	- 42.6%
Downtown – St Paul	27	55	+ 103.7%	87	66	- 24.1%
Greater East Side	26	21	- 19.2%	58	40	- 31.0%
Hamline-Midway	38	14	- 63.2%	47	29	- 38.3%
Highland Park	38	31	- 18.4%	54	45	- 16.7%
Merriam Pk / Lexington-Hamline	40	35	- 12.5%	46	54	+ 17.4%
Macalester-Groveland	34	28	- 17.6%	59	44	- 25.4%
North End	45	13	- 71.1%	64	35	- 45.3%
Payne-Phalen	33	32	- 3.0%	52	40	- 23.1%
St. Anthony Park	89	40	- 55.1%	80	53	- 33.8%
Summit Hill	44	38	- 13.6%	75	51	- 32.0%
Summit-University	82	31	- 62.2%	96	71	- 26.0%
Thomas-Dale (Frogtown)	72	32	- 55.6%	74	41	- 44.6%
West Seventh	37	30	- 18.9%	48	40	- 16.7%
West Side	26	19	- 26.9%	65	45	- 30.8%

Pct. Of Original Price Received

	6-2017	6-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	101.7%	102.5%	+ 0.8%	99.0%	101.0%	+ 2.0%
Como Park	101.2%	101.5%	+ 0.3%	99.8%	100.7%	+ 0.9%
Dayton's Bluff	96.2%	101.3%	+ 5.3%	95.3%	100.5%	+ 5.5%
Downtown – St Paul	99.2%	99.2%	0.0%	96.6%	98.1%	+ 1.6%
Greater East Side	103.6%	103.2%	- 0.4%	98.3%	100.8%	+ 2.5%
Hamline-Midway	100.6%	100.7%	+ 0.1%	100.5%	100.9%	+ 0.4%
Highland Park	98.4%	100.3%	+ 1.9%	98.6%	99.2%	+ 0.6%
Merriam Pk / Lexington-Hamline	100.0%	101.0%	+ 1.0%	99.6%	99.8%	+ 0.2%
Macalester-Groveland	100.5%	99.9%	- 0.6%	98.8%	99.9%	+ 1.1%
North End	100.1%	103.5%	+ 3.4%	98.5%	100.5%	+ 2.0%
Payne-Phalen	100.5%	103.6%	+ 3.1%	98.6%	101.2%	+ 2.6%
St. Anthony Park	100.4%	100.2%	- 0.2%	95.2%	99.2%	+ 4.2%
Summit Hill	98.7%	98.3%	- 0.4%	97.9%	99.2%	+ 1.3%
Summit-University	98.9%	100.1%	+ 1.2%	97.4%	98.9%	+ 1.5%
Thomas-Dale (Frogtown)	95.2%	102.8%	+ 8.0%	97.3%	100.1%	+ 2.9%
West Seventh	102.1%	102.8%	+ 0.7%	98.8%	99.9%	+ 1.1%
West Side	104.7%	104.6%	- 0.1%	98.4%	100.1%	+ 1.7%

Inventory

	6-2017	6-2018	+ / -	6-2017	6-2018	+ / -
Battle Creek – Highwood	50	27	- 46.0%	2.3	1.2	- 47.8%
Como Park	28	27	- 3.6%	1.3	1.2	- 7.7%
Dayton's Bluff	35	39	+ 11.4%	1.9	2.4	+ 26.3%
Downtown – St Paul	58	44	- 24.1%	4.2	3.3	- 21.4%
Greater East Side	69	44	- 36.2%	1.8	1.2	- 33.3%
Hamline-Midway	16	11	- 31.3%	1.1	0.8	- 27.3%
Highland Park	65	55	- 15.4%	2.3	2.0	- 13.0%
Merriam Pk / Lexington-Hamline	32	20	- 37.5%	2.3	1.6	- 30.4%
Macalester-Groveland	52	38	- 26.9%	2.1	1.4	- 33.3%
North End	48	31	- 35.4%	2.2	1.5	- 31.8%
Payne-Phalen	81	41	- 49.4%	2.7	1.3	- 51.9%
St. Anthony Park	11	17	+ 54.5%	1.9	2.7	+ 42.1%
Summit Hill	28	21	- 25.0%	3.7	2.4	- 35.1%
Summit-University	62	43	- 30.6%	3.4	2.2	- 35.3%
Thomas-Dale (Frogtown)	25	9	- 64.0%	2.2	0.9	- 59.1%
West Seventh	31	24	- 22.6%	2.0	1.7	- 15.0%
West Side	23	25	+ 8.7%	1.6	1.7	+ 6.3%

Months Supply