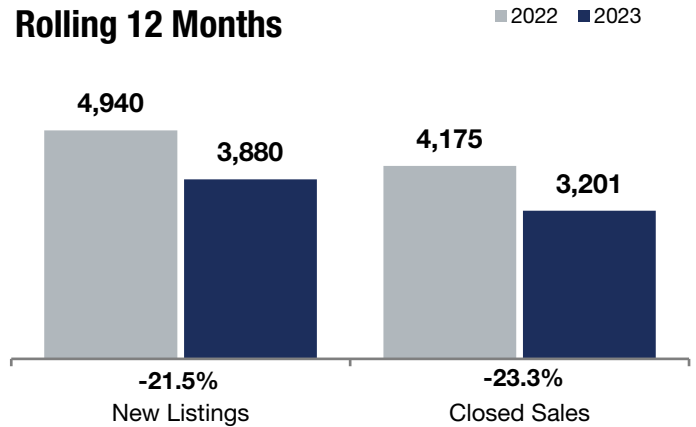
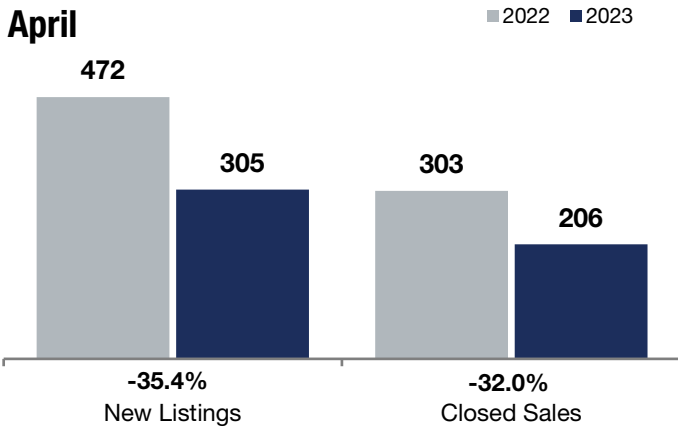


Saint Paul

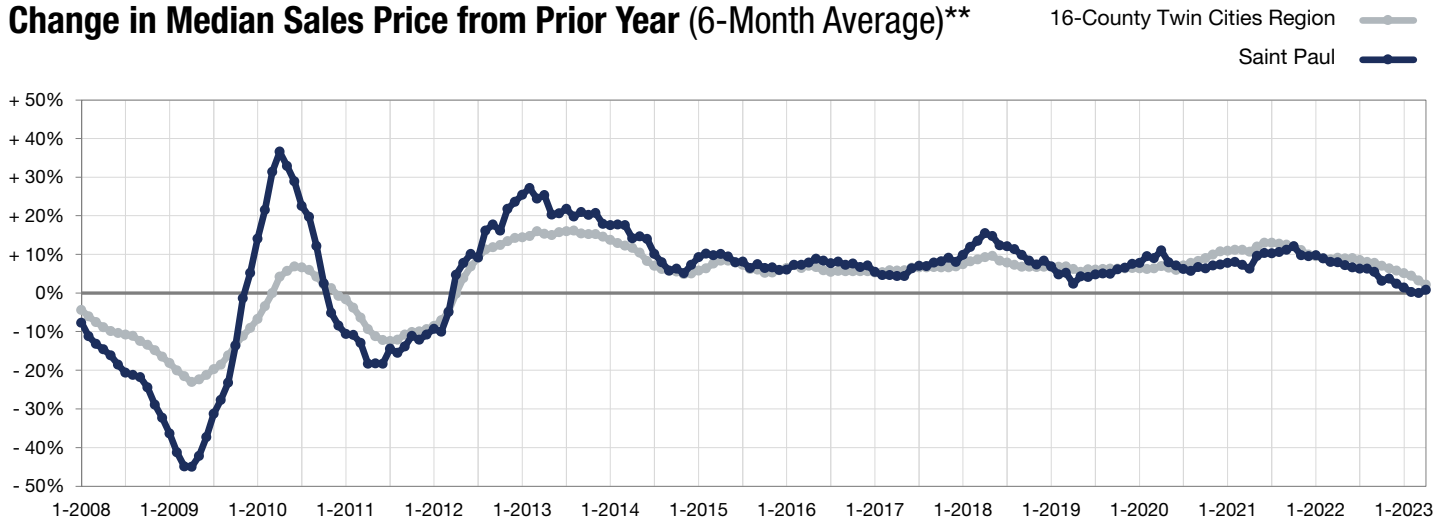
| | | |
|---------------------------|---------------------------|---------------------------------|
| - 35.4% | - 32.0% | - 2.2% |
| Change in New Listings | Change in Closed Sales | Change in Median Sales Price |

| | April | | | Rolling 12 Months | | |
|------------------------------------------|-----------|------------------|---------|-------------------|------------------|--------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| New Listings | 472 | 305 | -35.4% | 4,940 | 3,880 | -21.5% |
| Closed Sales | 303 | 206 | -32.0% | 4,175 | 3,201 | -23.3% |
| Median Sales Price* | \$290,500 | \$284,000 | -2.2% | \$270,000 | \$275,000 | + 1.9% |
| Average Sales Price* | \$335,819 | \$328,296 | -2.2% | \$311,039 | \$323,226 | + 3.9% |
| Price Per Square Foot* | \$214 | \$205 | -4.3% | \$197 | \$202 | + 2.5% |
| Percent of Original List Price Received* | 104.0% | 101.8% | -2.1% | 101.5% | 100.0% | -1.5% |
| Days on Market Until Sale | 30 | 46 | + 53.3% | 33 | 36 | + 9.1% |
| Inventory of Homes for Sale | 404 | 282 | -30.2% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.1 | -8.3% | -- | -- | -- |

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



Change in Median Sales Price from Prior Year (6-Month Average)**



** 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.

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

| | 4-2022 | 4-2023 | + / - | Prior Year R12* | Current R12* | + / - |
|--------------------------------|--------|--------|---------|-----------------|--------------|---------|
| Battle Creek – Highwood | 29 | 15 | - 48.3% | 310 | 220 | - 29.0% |
| Como Park | 28 | 16 | - 42.9% | 271 | 248 | - 8.5% |
| Dayton's Bluff | 32 | 10 | - 68.8% | 273 | 199 | - 27.1% |
| Downtown – St Paul | 34 | 18 | - 47.1% | 274 | 229 | - 16.4% |
| Greater East Side | 54 | 27 | - 50.0% | 544 | 373 | - 31.4% |
| Hamline-Midway | 25 | 14 | - 44.0% | 205 | 157 | - 23.4% |
| Highland Park | 39 | 38 | - 2.6% | 423 | 407 | - 3.8% |
| Merriam Pk / Lexington-Hamline | 23 | 16 | - 30.4% | 212 | 179 | - 15.6% |
| Macalester-Groveland | 38 | 31 | - 18.4% | 401 | 336 | - 16.2% |
| North End | 22 | 19 | - 13.6% | 312 | 243 | - 22.1% |
| Payne-Phalen | 31 | 25 | - 19.4% | 477 | 349 | - 26.8% |
| St. Anthony Park | 10 | 6 | - 40.0% | 125 | 81 | - 35.2% |
| Summit Hill | 16 | 9 | - 43.8% | 149 | 118 | - 20.8% |
| Summit-University | 28 | 22 | - 21.4% | 292 | 239 | - 18.2% |
| Thomas-Dale (Frogtown) | 21 | 11 | - 47.6% | 196 | 142 | - 27.6% |
| West Seventh | 28 | 15 | - 46.4% | 265 | 172 | - 35.1% |
| West Side | 13 | 13 | 0.0% | 190 | 175 | - 7.9% |

Closed Sales

| | 4-2022 | 4-2023 | + / - | Prior Year R12* | Current R12* | + / - |
|--|--------|--------|---------|-----------------|--------------|---------|
| | 18 | 13 | - 27.8% | 280 | 208 | - 25.7% |
| | 15 | 9 | - 40.0% | 245 | 214 | - 12.7% |
| | 13 | 9 | - 30.8% | 234 | 181 | - 22.6% |
| | 13 | 9 | - 30.8% | 161 | 131 | - 18.6% |
| | 30 | 16 | - 46.7% | 472 | 333 | - 29.4% |
| | 11 | 9 | - 18.2% | 185 | 137 | - 25.9% |
| | 31 | 25 | - 19.4% | 378 | 314 | - 16.9% |
| | 14 | 8 | - 42.9% | 191 | 136 | - 28.8% |
| | 27 | 20 | - 25.9% | 349 | 290 | - 16.9% |
| | 19 | 19 | 0.0% | 249 | 209 | - 16.1% |
| | 27 | 19 | - 29.6% | 391 | 273 | - 30.2% |
| | 9 | 5 | - 44.4% | 106 | 68 | - 35.8% |
| | 17 | 2 | - 88.2% | 123 | 97 | - 21.1% |
| | 23 | 12 | - 47.8% | 249 | 175 | - 29.7% |
| | 7 | 6 | - 14.3% | 154 | 114 | - 26.0% |
| | 17 | 12 | - 29.4% | 222 | 163 | - 26.6% |
| | 11 | 13 | + 18.2% | 168 | 148 | - 11.9% |

Median Sales Price

| | 4-2022 | 4-2023 | + / - | Prior Year R12* | Current R12* | + / - |
|--------------------------------|-----------|-----------|---------|-----------------|--------------|--------|
| Battle Creek – Highwood | \$299,900 | \$304,000 | + 1.4% | \$263,750 | \$280,000 | + 6.2% |
| Como Park | \$318,500 | \$295,700 | - 7.2% | \$300,000 | \$315,000 | + 5.0% |
| Dayton's Bluff | \$243,150 | \$235,000 | - 3.4% | \$227,000 | \$235,000 | + 3.5% |
| Downtown – St Paul | \$174,000 | \$150,000 | - 13.8% | \$189,900 | \$192,000 | + 1.1% |
| Greater East Side | \$264,750 | \$246,000 | - 7.1% | \$245,000 | \$250,000 | + 2.0% |
| Hamline-Midway | \$320,000 | \$250,000 | - 21.9% | \$275,750 | \$280,000 | + 1.5% |
| Highland Park | \$438,913 | \$500,000 | + 13.9% | \$397,500 | \$425,000 | + 6.9% |
| Merriam Pk / Lexington-Hamline | \$377,500 | \$389,750 | + 3.2% | \$370,800 | \$377,500 | + 1.8% |
| Macalester-Groveland | \$455,000 | \$375,000 | - 17.6% | \$420,000 | \$410,000 | - 2.4% |
| North End | \$225,000 | \$185,000 | - 17.8% | \$217,450 | \$220,000 | + 1.2% |
| Payne-Phalen | \$235,000 | \$251,000 | + 6.8% | \$230,000 | \$234,000 | + 1.7% |
| St. Anthony Park | \$275,000 | \$256,000 | - 6.9% | \$325,000 | \$348,000 | + 7.1% |
| Summit Hill | \$350,000 | \$577,286 | + 64.9% | \$445,675 | \$462,500 | + 3.8% |
| Summit-University | \$350,000 | \$315,500 | - 9.9% | \$280,000 | \$299,900 | + 7.1% |
| Thomas-Dale (Frogtown) | \$160,000 | \$220,000 | + 37.5% | \$217,000 | \$220,500 | + 1.6% |
| West Seventh | \$290,000 | \$299,000 | + 3.1% | \$286,000 | \$280,000 | - 2.1% |
| West Side | \$255,000 | \$226,500 | - 11.2% | \$250,000 | \$257,000 | + 2.8% |

Days on Market Until Sale

| | 4-2022 | 4-2023 | + / - | Prior Year R12* | Current R12* | + / - |
|--|--------|--------|----------|-----------------|--------------|---------|
| | 6 | 33 | + 450.0% | 22 | 24 | + 9.1% |
| | 16 | 16 | 0.0% | 18 | 22 | + 22.2% |
| | 24 | 33 | + 37.5% | 28 | 35 | + 25.0% |
| | 147 | 162 | + 10.2% | 115 | 126 | + 9.6% |
| | 20 | 40 | + 100.0% | 21 | 29 | + 38.1% |
| | 14 | 40 | + 185.7% | 18 | 27 | + 50.0% |
| | 15 | 56 | + 273.3% | 27 | 28 | + 3.7% |
| | 10 | 26 | + 160.0% | 29 | 34 | + 17.2% |
| | 18 | 35 | + 94.4% | 24 | 35 | + 45.8% |
| | 26 | 50 | + 92.3% | 31 | 37 | + 19.4% |
| | 47 | 35 | - 25.5% | 29 | 36 | + 24.1% |
| | 10 | 47 | + 370.0% | 37 | 36 | - 2.7% |
| | 69 | 12 | - 82.6% | 73 | 51 | - 30.1% |
| | 30 | 45 | + 50.0% | 51 | 50 | - 2.0% |
| | 75 | 69 | - 8.0% | 28 | 39 | + 39.3% |
| | 15 | 29 | + 93.3% | 39 | 27 | - 30.8% |
| | 20 | 44 | + 120.0% | 28 | 29 | + 3.6% |

Pct. Of Original Price Received

| | 4-2022 | 4-2023 | + / - | Prior Year R12* | Current R12* | + / - |
|--------------------------------|--------|--------|--------|-----------------|--------------|--------|
| Battle Creek – Highwood | 108.4% | 102.4% | - 5.5% | 103.2% | 100.7% | - 2.4% |
| Como Park | 105.8% | 103.0% | - 2.6% | 103.8% | 102.5% | - 1.3% |
| Dayton's Bluff | 107.3% | 99.6% | - 7.2% | 102.2% | 99.9% | - 2.3% |
| Downtown – St Paul | 96.2% | 96.5% | + 0.3% | 95.6% | 95.3% | - 0.3% |
| Greater East Side | 103.9% | 101.7% | - 2.1% | 103.4% | 101.0% | - 2.3% |
| Hamline-Midway | 107.8% | 104.8% | - 2.8% | 103.4% | 102.5% | - 0.9% |
| Highland Park | 107.1% | 101.3% | - 5.4% | 101.3% | 100.4% | - 0.9% |
| Merriam Pk / Lexington-Hamline | 106.1% | 102.3% | - 3.6% | 101.9% | 99.2% | - 2.6% |
| Macalester-Groveland | 105.7% | 103.2% | - 2.4% | 101.4% | 99.9% | - 1.5% |
| North End | 104.6% | 99.2% | - 5.2% | 100.9% | 99.9% | - 1.0% |
| Payne-Phalen | 105.3% | 102.5% | - 2.7% | 101.3% | 99.5% | - 1.8% |
| St. Anthony Park | 99.0% | 100.6% | + 1.6% | 99.5% | 98.1% | - 1.4% |
| Summit Hill | 96.8% | 101.2% | + 4.5% | 97.0% | 98.2% | + 1.2% |
| Summit-University | 96.8% | 104.5% | + 8.0% | 97.9% | 98.4% | + 0.5% |
| Thomas-Dale (Frogtown) | 99.5% | 100.3% | + 0.8% | 101.9% | 98.5% | - 3.3% |
| West Seventh | 107.8% | 101.4% | - 5.9% | 101.8% | 100.9% | - 0.9% |
| West Side | 105.0% | 103.8% | - 1.1% | 103.2% | 100.7% | - 2.4% |

Inventory

| | 4-2022 | 4-2023 | + / - | 4-2022 | 4-2023 | + / - |
|--|--------|--------|---------|--------|--------|---------|
| | 16 | 7 | - 56.3% | 0.7 | 0.4 | - 42.9% |
| | 19 | 13 | - 31.6% | 1.0 | 0.8 | - 20.0% |
| | 30 | 12 | - 60.0% | 1.6 | 0.9 | - 43.8% |
| | 68 | 57 | - 16.2% | 5.0 | 5.3 | + 6.0% |
| | 28 | 14 | - 50.0% | 0.7 | 0.5 | - 28.6% |
| | 12 | 8 | - 33.3% | 0.8 | 0.8 | 0.0% |
| | 35 | 27 | - 22.9% | 1.2 | 1.0 | - 16.7% |
| | 14 | 16 | + 14.3% | 0.9 | 1.4 | + 55.6% |
| | 30 | 24 | - 20.0% | 1.0 | 1.0 | 0.0% |
| | 26 | 15 | - 42.3% | 1.3 | 0.9 | - 30.8% |
| | 26 | 21 | - 19.2% | 0.8 | 0.9 | + 12.5% |
| | 7 | 7 | 0.0% | 0.8 | 1.4 | + 75.0% |
| | 18 | 14 | - 22.2% | 1.8 | 2.0 | + 11.1% |
| | 23 | 19 | - 17.4% | 1.1 | 1.3 | + 18.2% |
| | 16 | 8 | - 50.0% | 1.3 | 0.9 | - 30.8% |
| | 25 | 9 | - 64.0% | 1.3 | 0.7 | - 46.2% |
| | 11 | 11 | 0.0% | 0.8 | 0.9 | + 12.5% |

Months Supply

* R12 = Rolling 12 Months. This means 12 months of data, combining the report month's total and the 11 months prior.