

Local Market Update – July 2017

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



MINNEAPOLIS AREA Association
of REALTORS®

Saint Paul

- 7.8%

Change in
New Listings

- 4.9%

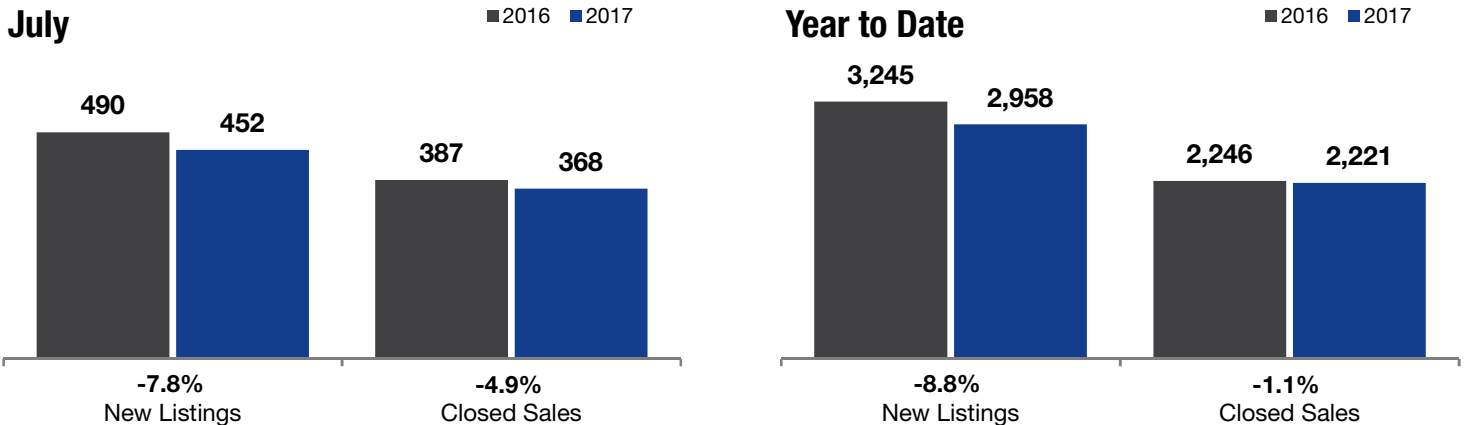
Change in
Closed Sales

+ 3.2%

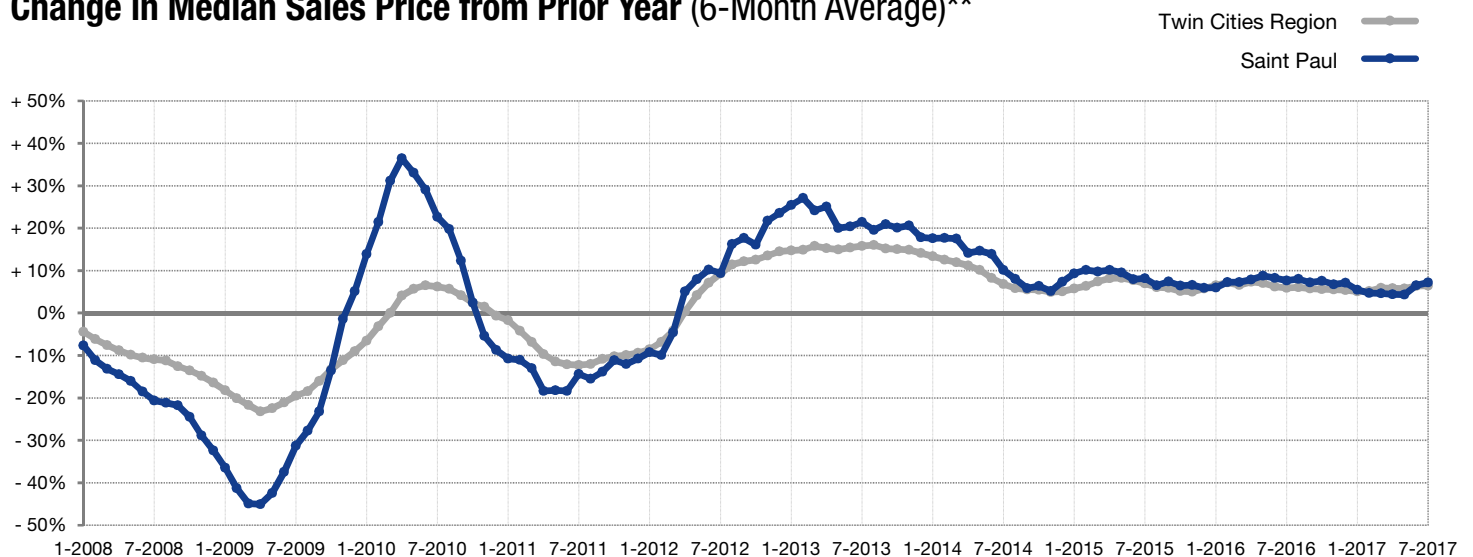
Change in
Median Sales Price

	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	490	452	-7.8%	3,245	2,958	-8.8%
Closed Sales	387	368	-4.9%	2,246	2,221	-1.1%
Median Sales Price*	\$189,900	\$196,000	+ 3.2%	\$181,540	\$190,000	+ 4.7%
Average Sales Price*	\$232,019	\$232,777	+ 0.3%	\$217,882	\$228,397	+ 4.8%
Price Per Square Foot*	\$143	\$151	+ 6.2%	\$138	\$147	+ 6.7%
Percent of Original List Price Received*	98.5%	99.9%	+ 1.4%	97.6%	98.6%	+ 1.0%
Days on Market Until Sale	52	38	-26.9%	68	57	-16.2%
Inventory of Homes for Sale	909	640	-29.6%	--	--	--
Months Supply of Inventory	2.8	2.0	-28.6%	--	--	--

* 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. | Current as of August 8, 2017. All data from NorthstarMLS. | Powered by ShowingTime.

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New Listings

	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	41	27	- 34.1%	217	191	- 12.0%
Como Park	30	32	+ 6.7%	220	197	- 10.5%
Dayton's Bluff	27	22	- 18.5%	160	150	- 6.3%
Downtown – St Paul	17	23	+ 35.3%	153	163	+ 6.5%
Greater East Side	68	52	- 23.5%	351	322	- 8.3%
Hamline-Midway	17	28	+ 64.7%	120	129	+ 7.5%
Highland Park	40	38	- 5.0%	345	268	- 22.3%
Merriam Pk / Lexington-Hamline	30	14	- 53.3%	156	135	- 13.5%
Macalester-Groveland	31	30	- 3.2%	305	227	- 25.6%
North End	40	28	- 30.0%	195	182	- 6.7%
Payne-Phalen	50	52	+ 4.0%	284	285	+ 0.4%
St. Anthony Park	9	12	+ 33.3%	65	57	- 12.3%
Summit Hill	10	9	- 10.0%	90	80	- 11.1%
Summit-University	31	27	- 12.9%	206	196	- 4.9%
Thomas-Dale (Frogtown)	23	13	- 43.5%	117	88	- 24.8%
West Seventh	13	20	+ 53.8%	120	141	+ 17.5%
West Side	13	24	+ 84.6%	141	146	+ 3.5%

Closed Sales

	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	26	21	- 19.2%	128	142	+ 10.9%
Como Park	31	21	- 32.3%	159	139	- 12.6%
Dayton's Bluff	13	19	+ 46.2%	103	128	+ 24.3%
Downtown – St Paul	14	14	0.0%	112	104	- 7.1%
Greater East Side	37	47	+ 27.0%	238	268	+ 12.6%
Hamline-Midway	21	23	+ 9.5%	99	92	- 7.1%
Highland Park	45	26	- 42.2%	234	195	- 16.7%
Merriam Pk / Lexington-Hamline	21	14	- 33.3%	107	100	- 6.5%
Macalester-Groveland	29	34	+ 17.2%	235	173	- 26.4%
North End	30	22	- 26.7%	140	145	+ 3.6%
Payne-Phalen	31	36	+ 16.1%	206	211	+ 2.4%
St. Anthony Park	9	9	0.0%	50	44	- 12.0%
Summit Hill	16	10	- 37.5%	57	54	- 5.3%
Summit-University	16	18	+ 12.5%	104	144	+ 38.5%
Thomas-Dale (Frogtown)	15	10	- 33.3%	74	73	- 1.4%
West Seventh	17	28	+ 64.7%	89	103	+ 15.7%
West Side	15	16	+ 6.7%	109	106	- 2.8%

Median Sales Price

	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	\$174,500	\$193,585	+ 10.9%	\$172,000	\$182,500	+ 6.1%
Como Park	\$205,000	\$236,000	+ 15.1%	\$205,625	\$224,350	+ 9.1%
Dayton's Bluff	\$145,500	\$180,000	+ 23.7%	\$143,500	\$155,000	+ 8.0%
Downtown – St Paul	\$158,500	\$171,250	+ 8.0%	\$171,000	\$178,700	+ 4.5%
Greater East Side	\$153,000	\$174,700	+ 14.2%	\$154,000	\$167,000	+ 8.4%
Hamline-Midway	\$187,450	\$200,000	+ 6.7%	\$174,000	\$206,850	+ 18.9%
Highland Park	\$319,402	\$299,000	- 6.4%	\$277,500	\$307,000	+ 10.6%
Merriam Pk / Lexington-Hamline	\$230,000	\$255,500	+ 11.1%	\$275,000	\$312,000	+ 13.5%
Macalester-Groveland	\$334,000	\$335,000	+ 0.3%	\$299,950	\$322,000	+ 7.4%
North End	\$139,000	\$139,700	+ 0.5%	\$137,550	\$148,250	+ 7.8%
Payne-Phalen	\$162,500	\$173,500	+ 6.8%	\$144,000	\$162,000	+ 12.5%
St. Anthony Park	\$371,500	\$247,000	- 33.5%	\$243,300	\$245,750	+ 1.0%
Summit Hill	\$360,000	\$449,900	+ 25.0%	\$337,500	\$380,500	+ 12.7%
Summit-University	\$187,450	\$230,000	+ 22.7%	\$210,000	\$225,000	+ 7.1%
Thomas-Dale (Frogtown)	\$141,000	\$164,000	+ 16.3%	\$140,000	\$149,900	+ 7.1%
West Seventh	\$185,000	\$211,335	+ 14.2%	\$192,000	\$200,000	+ 4.2%
West Side	\$174,000	\$191,000	+ 9.8%	\$154,500	\$185,500	+ 20.1%

Days on Market Until Sale

	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	28	40	+ 42.9%	52	48	- 7.7%
Como Park	42	39	- 7.1%	44	38	- 13.6%
Dayton's Bluff	84	44	- 47.6%	78	64	- 17.9%
Downtown – St Paul	103	83	- 19.4%	97	86	- 11.3%
Greater East Side	36	30	- 16.7%	55	53	- 3.6%
Hamline-Midway	50	20	- 60.0%	47	40	- 14.9%
Highland Park	50	54	+ 8.0%	71	54	- 23.9%
Merriam Pk / Lexington-Hamline	40	36	- 10.0%	85	45	- 47.1%
Macalester-Groveland	35	40	+ 14.3%	63	55	- 12.7%
North End	72	22	- 69.4%	70	57	- 18.6%
Payne-Phalen	65	39	- 40.0%	69	50	- 27.5%
St. Anthony Park	58	53	- 8.6%	83	75	- 9.6%
Summit Hill	79	50	- 36.7%	108	70	- 35.2%
Summit-University	50	43	- 14.0%	86	89	+ 3.5%
Thomas-Dale (Frogtown)	83	13	- 84.3%	80	66	- 17.5%
West Seventh	34	20	- 41.2%	65	41	- 36.9%
West Side	31	61	+ 96.8%	66	64	- 3.0%

Pct. Of Original Price Received

	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -
Battle Creek – Highwood	99.6%	103.6%	+ 4.0%	98.2%	99.7%	+ 1.5%
Como Park	100.9%	99.4%	- 1.5%	98.9%	99.8%	+ 0.9%
Dayton's Bluff	99.1%	102.5%	+ 3.4%	95.0%	96.6%	+ 1.7%
Downtown – St Paul	95.5%	98.5%	+ 3.1%	96.5%	96.9%	+ 0.4%
Greater East Side	100.0%	100.4%	+ 0.4%	98.9%	98.6%	- 0.3%
Hamline-Midway	96.8%	100.8%	+ 4.1%	97.9%	100.5%	+ 2.7%
Highland Park	98.9%	98.3%	- 0.6%	98.5%	98.6%	+ 0.1%
Merriam Pk / Lexington-Hamline	97.0%	97.9%	+ 0.9%	96.5%	99.3%	+ 2.9%
Macalester-Groveland	99.4%	98.2%	- 1.2%	98.1%	98.7%	+ 0.6%
North End	100.8%	100.0%	- 0.8%	98.8%	98.8%	0.0%
Payne-Phalen	98.3%	99.3%	+ 1.0%	97.2%	98.7%	+ 1.5%
St. Anthony Park	96.9%	98.7%	+ 1.9%	95.5%	95.9%	+ 0.4%
Summit Hill	97.0%	99.7%	+ 2.8%	94.5%	98.2%	+ 3.9%
Summit-University	97.0%	99.0%	+ 2.1%	96.7%	97.6%	+ 0.9%
Thomas-Dale (Frogtown)	92.5%	104.5%	+ 13.0%	94.7%	98.3%	+ 3.8%
West Seventh	98.2%	99.7%	+ 1.5%	97.7%	99.1%	+ 1.4%
West Side	97.9%	100.2%	+ 2.3%	96.9%	98.7%	+ 1.9%

Inventory

	7-2016	7-2017	+ / -	7-2016	7-2017	+ / -
Battle Creek – Highwood	68	47	- 30.9%	3.4	2.2	- 35.3%
Como Park	47	31	- 34.0%	2.0	1.5	- 25.0%
Dayton's Bluff	57	27	- 52.6%	3.8	1.4	- 63.2%
Downtown – St Paul	56	63	+ 12.5%	3.8	4.6	+ 21.1%
Greater East Side	98	62	- 36.7%	2.8	1.6	- 42.9%
Hamline-Midway	22	23	+ 4.5%	1.6	1.7	+ 6.3%
Highland Park	81	54	- 33.3%	2.5	1.9	- 24.0%
Merriam Pk / Lexington-Hamline	42	23	- 45.2%	2.8	1.7	- 39.3%
Macalester-Groveland	52	34	- 34.6%	1.7	1.4	- 17.6%
North End	67	40	- 40.3%	3.3	1.9	- 42.4%
Payne-Phalen	85	63	- 25.9%	3.0	2.0	- 33.3%
St. Anthony Park	17	16	- 5.9%	2.3	2.8	+ 21.7%
Summit Hill	29	24	- 17.2%	3.3	3.5	+ 6.1%
Summit-University	86	57	- 33.7%	6.0	3.0	- 50.0%
Thomas-Dale (Frogtown)	35	24	- 31.4%	3.2	2.3	- 28.1%
West Seventh	31	26	- 16.1%	2.5	1.8	- 28.0%
West Side	36	25	- 30.6%	2.2	1.7	- 22.7%