

Saint Paul

- 15.2%

Change in
New Listings

- 10.9%

Change in
Closed Sales

+ 6.4%

Change in
Median Sales Price

February

Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	290	246	-15.2%	3,517	3,484	-0.9%
Closed Sales	156	139	-10.9%	2,767	2,749	-0.7%
Median Sales Price*	\$275,000	\$292,500	+ 6.4%	\$280,000	\$293,500	+ 4.8%
Average Sales Price*	\$309,856	\$355,017	+ 14.6%	\$331,036	\$345,241	+ 4.3%
Price Per Square Foot*	\$199	\$221	+ 11.4%	\$207	\$210	+ 1.4%
Percent of Original List Price Received*	98.4%	99.2%	+ 0.8%	100.4%	99.3%	-1.1%
Days on Market Until Sale	55	58	+ 5.5%	38	43	+ 13.2%
Inventory of Homes for Sale	425	345	-18.8%	--	--	--
Months Supply of Inventory	1.8	1.5	-16.7%	--	--	--

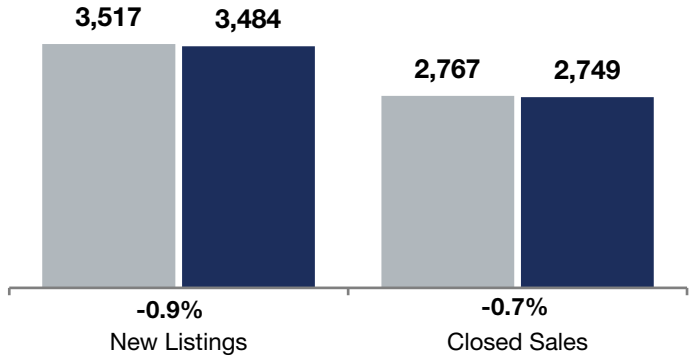
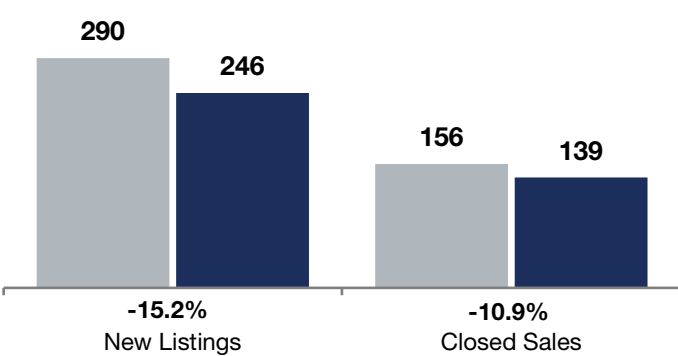
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 2024 ■ 2025

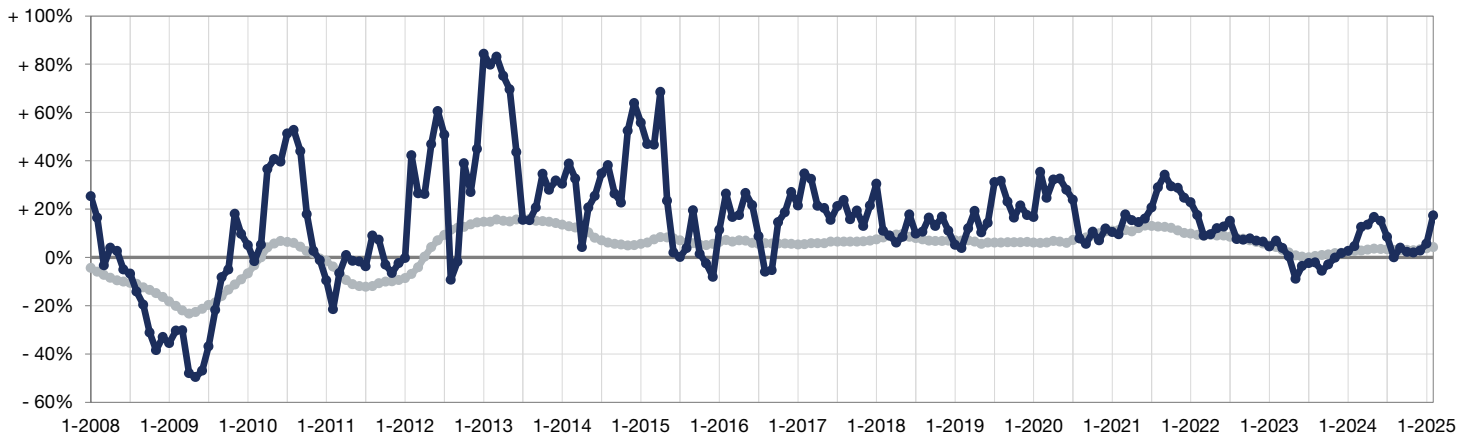
Rolling 12 Months

■ 2024 ■ 2025



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.

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	20	15	- 25.0%	238	215	- 9.7%
Como Park	17	13	- 23.5%	207	183	- 11.6%
Dayton's Bluff	15	5	- 66.7%	180	164	- 8.9%
Downtown – St Paul	20	14	- 30.0%	229	228	- 0.4%
Greater East Side	24	18	- 25.0%	304	313	+ 3.0%
Hamline-Midway	11	11	0.0%	147	147	0.0%
Highland Park	25	30	+ 20.0%	368	424	+ 15.2%
Merriam Pk / Lexington-Hamline	15	13	- 13.3%	162	159	- 1.9%
Macalester-Groveland	26	28	+ 7.7%	295	288	- 2.4%
North End	18	16	- 11.1%	208	215	+ 3.4%
Payne-Phalen	28	19	- 32.1%	335	292	- 12.8%
St. Anthony Park	7	8	+ 14.3%	73	78	+ 6.8%
Summit Hill	11	10	- 9.1%	121	104	- 14.0%
Summit-University	18	13	- 27.8%	200	233	+ 16.5%
Thomas-Dale (Frogtown)	16	7	- 56.3%	128	120	- 6.3%
West Seventh	6	11	+ 83.3%	161	141	- 12.4%
West Side	13	15	+ 15.4%	163	181	+ 11.0%

Closed Sales

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	14	8	- 42.9%	181	181	0.0%
	4	9	+ 125.0%	183	167	- 8.7%
	12	9	- 25.0%	154	140	- 9.1%
	5	6	+ 20.0%	127	99	- 22.0%
	15	17	+ 13.3%	256	250	- 2.3%
	8	7	- 12.5%	126	133	+ 5.6%
	18	21	+ 16.7%	285	324	+ 13.7%
	9	8	- 11.1%	116	134	+ 15.5%
	11	14	+ 27.3%	253	235	- 7.1%
	8	5	- 37.5%	164	167	+ 1.8%
	11	9	- 18.2%	264	264	0.0%
	2	1	- 50.0%	52	54	+ 3.8%
	5	4	- 20.0%	75	91	+ 21.3%
	4	6	+ 50.0%	164	160	- 2.4%
	8	2	- 75.0%	104	104	0.0%
	13	6	- 53.8%	122	107	- 12.3%
	9	7	- 22.2%	143	140	- 2.1%

Median Sales Price

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$274,950	\$282,900	+ 2.9%	\$285,000	\$290,000	+ 1.8%
Como Park	\$200,000	\$300,000	+ 50.0%	\$320,000	\$323,000	+ 0.9%
Dayton's Bluff	\$235,500	\$234,900	- 0.3%	\$250,000	\$234,000	- 6.4%
Downtown – St Paul	\$340,000	\$192,500	- 43.4%	\$195,000	\$185,000	- 5.1%
Greater East Side	\$275,000	\$250,000	- 9.1%	\$255,500	\$263,000	+ 2.9%
Hamline-Midway	\$220,000	\$292,500	+ 33.0%	\$279,150	\$284,000	+ 1.7%
Highland Park	\$460,750	\$405,000	- 12.1%	\$474,000	\$448,000	- 5.5%
Merriam Pk / Lexington-Hamline	\$385,000	\$458,250	+ 19.0%	\$397,000	\$412,500	+ 3.9%
Macalester-Groveland	\$375,000	\$521,250	+ 39.0%	\$410,000	\$435,000	+ 6.1%
North End	\$256,100	\$270,000	+ 5.4%	\$214,000	\$240,000	+ 12.1%
Payne-Phalen	\$214,900	\$210,000	- 2.3%	\$240,000	\$250,000	+ 4.2%
St. Anthony Park	\$255,250	\$283,000	+ 10.9%	\$286,500	\$319,500	+ 11.5%
Summit Hill	\$396,500	\$830,900	+ 109.6%	\$515,000	\$540,000	+ 4.9%
Summit-University	\$344,000	\$273,750	- 20.4%	\$295,000	\$298,200	+ 1.1%
Thomas-Dale (Frogtown)	\$229,950	\$227,500	- 1.1%	\$240,000	\$230,000	- 4.2%
West Seventh	\$262,000	\$268,000	+ 2.3%	\$285,000	\$310,000	+ 8.8%
West Side	\$254,900	\$287,000	+ 12.6%	\$250,000	\$269,000	+ 7.6%

Days on Market Until Sale

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	69	47	- 31.9%	30	35	+ 16.7%
	18	49	+ 172.2%	25	28	+ 12.0%
	36	36	0.0%	32	33	+ 3.1%
	155	106	- 31.6%	138	156	+ 13.0%
	39	40	+ 2.6%	29	32	+ 10.3%
	58	94	+ 62.1%	28	28	0.0%
	63	45	- 28.6%	32	36	+ 12.5%
	35	101	+ 188.6%	32	40	+ 25.0%
	62	49	- 21.0%	34	34	0.0%
	58	45	- 22.4%	37	39	+ 5.4%
	24	43	+ 79.2%	31	38	+ 22.6%
	193	47	- 75.6%	44	63	+ 43.2%
	76	94	+ 23.7%	51	74	+ 45.1%
	80	96	+ 20.0%	47	63	+ 34.0%
	49	87	+ 77.6%	32	44	+ 37.5%
	41	61	+ 48.8%	37	45	+ 21.6%
	41	56	+ 36.6%	33	30	- 9.1%

Pct. Of Original Price Received

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	96.9%	97.5%	+ 0.6%	101.8%	100.0%	- 1.8%
Como Park	98.7%	100.5%	+ 1.8%	101.9%	101.1%	- 0.8%
Dayton's Bluff	98.0%	99.1%	+ 1.1%	100.3%	99.0%	- 1.3%
Downtown – St Paul	94.4%	92.7%	- 1.8%	94.4%	93.3%	- 1.2%
Greater East Side	98.6%	101.3%	+ 2.7%	101.6%	99.7%	- 1.9%
Hamline-Midway	96.3%	99.1%	+ 2.9%	101.7%	100.4%	- 1.3%
Highland Park	97.2%	99.8%	+ 2.7%	100.0%	99.6%	- 0.4%
Merriam Pk / Lexington-Hamline	98.8%	97.1%	- 1.7%	99.4%	97.9%	- 1.5%
Macalester-Groveland	99.7%	100.1%	+ 0.4%	100.4%	100.6%	+ 0.2%
North End	99.6%	99.2%	- 0.4%	100.8%	99.1%	- 1.7%
Payne-Phalen	100.6%	95.6%	- 5.0%	101.6%	99.6%	- 2.0%
St. Anthony Park	92.7%	99.3%	+ 7.1%	98.9%	98.5%	- 0.4%
Summit Hill	99.6%	94.4%	- 5.2%	97.6%	96.3%	- 1.3%
Summit-University	98.9%	101.5%	+ 2.6%	98.7%	98.1%	- 0.6%
Thomas-Dale (Frogtown)	96.6%	102.0%	+ 5.6%	100.3%	98.1%	- 2.2%
West Seventh	101.3%	99.4%	- 1.9%	101.6%	99.6%	- 2.0%
West Side	98.8%	102.8%	+ 4.0%	101.6%	100.4%	- 1.2%

Inventory

	2-2024	2-2025	+ / -	2-2024	2-2025	+ / -
	19	12	- 36.8%	1.3	0.8	- 38.5%
	16	10	- 37.5%	1.0	0.7	- 30.0%
	19	11	- 42.1%	1.5	1.0	- 33.3%
	65	65	0.0%	6.1	8.1	+ 32.8%
	36	25	- 30.6%	1.7	1.2	- 29.4%
	15	7	- 53.3%	1.4	0.6	- 57.1%
	29	26	- 10.3%	1.3	1.0	- 23.1%
	18	11	- 38.9%	1.8	1.0	- 44.4%
	24	32	+ 33.3%	1.2	1.6	+ 33.3%
	28	17	- 39.3%	2.0	1.2	- 40.0%
	47	25	- 46.8%	2.1	1.2	- 42.9%
	8	12	+ 50.0%	1.6	2.7	+ 68.8%
	24	15	- 37.5%	3.7	1.9	- 48.6%
	31	30	- 3.2%	2.2	2.3	+ 4.5%
	19	5	- 73.7%	2.2	0.6	- 72.7%
	13	21	+ 61.5%	1.3	2.4	+ 84.6%
	14	21	+ 50.0%	1.3	1.8	+ 38.5%

Months Supply

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