

Saint Paul

- 1.1%

Change in
New Listings

- 9.5%

Change in
Closed Sales

+ 8.3%

Change in
Median Sales Price

	April			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	363	359	-1.1%	3,582	3,511	-2.0%
Closed Sales	242	219	-9.5%	2,795	2,698	-3.5%
Median Sales Price*	\$295,500	\$320,000	+ 8.3%	\$282,000	\$296,500	+ 5.1%
Average Sales Price*	\$326,400	\$389,057	+ 19.2%	\$332,316	\$351,173	+ 5.7%
Price Per Square Foot*	\$212	\$228	+ 7.5%	\$208	\$211	+ 1.9%
Percent of Original List Price Received*	100.7%	100.8%	+ 0.1%	100.3%	99.4%	-0.9%
Days on Market Until Sale	46	48	+ 4.3%	37	43	+ 16.2%
Inventory of Homes for Sale	401	408	+ 1.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

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

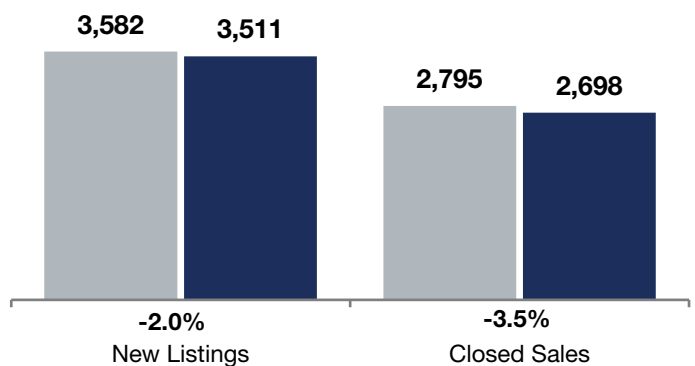
April

■ 2024 ■ 2025



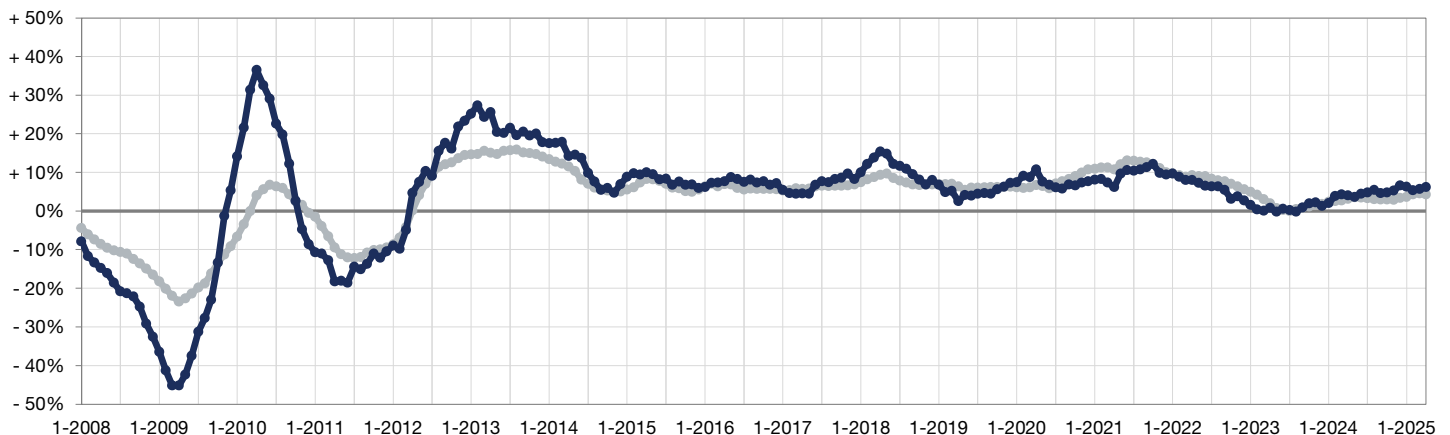
Rolling 12 Months

■ 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 – April 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	16	19	+ 18.8%	234	223	- 4.7%
Como Park	26	29	+ 11.5%	216	193	- 10.6%
Dayton's Bluff	14	14	0.0%	184	167	- 9.2%
Downtown – St Paul	25	35	+ 40.0%	227	247	+ 8.8%
Greater East Side	29	38	+ 31.0%	314	325	+ 3.5%
Hamline-Midway	18	7	- 61.1%	151	139	- 7.9%
Highland Park	44	40	- 9.1%	400	406	+ 1.5%
Merriam Pk / Lexington-Hamline	17	13	- 23.5%	159	156	- 1.9%
Macalester-Groveland	34	30	- 11.8%	299	281	- 6.0%
North End	27	20	- 25.9%	219	204	- 6.8%
Payne-Phalen	25	24	- 4.0%	333	293	- 12.0%
St. Anthony Park	5	8	+ 60.0%	74	81	+ 9.5%
Summit Hill	12	20	+ 66.7%	125	116	- 7.2%
Summit-University	25	17	- 32.0%	198	232	+ 17.2%
Thomas-Dale (Frogtown)	8	10	+ 25.0%	128	118	- 7.8%
West Seventh	20	17	- 15.0%	160	141	- 11.9%
West Side	18	19	+ 5.6%	163	192	+ 17.8%

Closed Sales

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	9	9	0.0%	176	181	+ 2.8%
	16	21	+ 31.3%	188	166	- 11.7%
	6	8	+ 33.3%	144	135	- 6.3%
	8	4	- 50.0%	130	86	- 33.8%
	19	21	+ 10.5%	257	258	+ 0.4%
	7	5	- 28.6%	125	137	+ 9.6%
	30	25	- 16.7%	292	312	+ 6.8%
	8	8	0.0%	127	128	+ 0.8%
	26	20	- 23.1%	253	233	- 7.9%
	20	11	- 45.0%	162	161	- 0.6%
	28	21	- 25.0%	278	248	- 10.8%
	6	6	0.0%	55	56	+ 1.8%
	8	12	+ 50.0%	84	94	+ 11.9%
	20	17	- 15.0%	170	149	- 12.4%
	12	7	- 41.7%	107	97	- 9.3%
	6	12	+ 100.0%	115	112	- 2.6%
	13	12	- 7.7%	134	146	+ 9.0%

Median Sales Price

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$311,000	\$300,300	- 3.4%	\$285,000	\$293,000	+ 2.8%
Como Park	\$318,750	\$328,000	+ 2.9%	\$321,250	\$325,000	+ 1.2%
Dayton's Bluff	\$236,500	\$209,950	- 11.2%	\$250,000	\$230,000	- 8.0%
Downtown – St Paul	\$210,250	\$305,000	+ 45.1%	\$197,500	\$196,450	- 0.5%
Greater East Side	\$265,000	\$262,000	- 1.1%	\$257,500	\$263,000	+ 2.1%
Hamline-Midway	\$250,000	\$307,000	+ 22.8%	\$280,000	\$285,000	+ 1.8%
Highland Park	\$385,500	\$575,000	+ 49.2%	\$455,750	\$457,500	+ 0.4%
Merriam Pk / Lexington-Hamline	\$350,000	\$465,500	+ 33.0%	\$400,000	\$415,000	+ 3.8%
Macalester-Groveland	\$406,500	\$452,000	+ 11.2%	\$415,000	\$453,500	+ 9.3%
North End	\$245,000	\$215,000	- 12.2%	\$220,000	\$225,000	+ 2.3%
Payne-Phalen	\$230,500	\$285,000	+ 23.6%	\$239,950	\$257,025	+ 7.1%
St. Anthony Park	\$278,000	\$628,250	+ 126.0%	\$292,500	\$349,950	+ 19.6%
Summit Hill	\$567,500	\$575,000	+ 1.3%	\$515,750	\$540,000	+ 4.7%
Summit-University	\$315,000	\$325,000	+ 3.2%	\$292,500	\$299,900	+ 2.5%
Thomas-Dale (Frogtown)	\$176,000	\$240,000	+ 36.4%	\$237,000	\$234,000	- 1.3%
West Seventh	\$317,500	\$417,000	+ 31.3%	\$286,400	\$310,000	+ 8.2%
West Side	\$284,990	\$302,500	+ 6.1%	\$254,950	\$272,950	+ 7.1%

Days on Market Until Sale

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	43	70	+ 62.8%	29	36	+ 24.1%
	20	27	+ 35.0%	25	28	+ 12.0%
	11	52	+ 372.7%	28	37	+ 32.1%
	147	153	+ 4.1%	133	152	+ 14.3%
	27	53	+ 96.3%	27	35	+ 29.6%
	28	34	+ 21.4%	23	28	+ 21.7%
	32	33	+ 3.1%	31	36	+ 16.1%
	30	40	+ 33.3%	34	37	+ 8.8%
	23	24	+ 4.3%	31	35	+ 12.9%
	35	35	0.0%	31	37	+ 19.4%
	54	35	- 35.2%	31	35	+ 12.9%
	187	80	- 57.2%	59	55	- 6.8%
	41	49	+ 19.5%	56	73	+ 30.4%
	77	93	+ 20.8%	49	65	+ 32.7%
	69	43	- 37.7%	32	46	+ 43.8%
	40	59	+ 47.5%	37	49	+ 32.4%
	32	43	+ 34.4%	29	33	+ 13.8%

Pct. Of Original Price Received

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	101.6%	98.0%	- 3.5%	101.8%	99.9%	- 1.9%
Como Park	103.1%	102.7%	- 0.4%	102.6%	100.7%	- 1.9%
Dayton's Bluff	105.8%	95.6%	- 9.6%	100.5%	98.5%	- 2.0%
Downtown – St Paul	97.3%	94.7%	- 2.7%	94.4%	92.8%	- 1.7%
Greater East Side	100.5%	100.2%	- 0.3%	101.5%	100.0%	- 1.5%
Hamline-Midway	101.1%	103.9%	+ 2.8%	101.6%	100.7%	- 0.9%
Highland Park	100.7%	103.5%	+ 2.8%	99.8%	100.0%	+ 0.2%
Merriam Pk / Lexington-Hamline	98.3%	101.4%	+ 3.2%	99.0%	98.2%	- 0.8%
Macalester-Groveland	104.6%	100.6%	- 3.8%	100.5%	100.4%	- 0.1%
North End	100.2%	99.4%	- 0.8%	101.0%	99.2%	- 1.8%
Payne-Phalen	100.1%	100.1%	0.0%	101.2%	99.8%	- 1.4%
St. Anthony Park	96.5%	100.1%	+ 3.7%	98.4%	98.8%	+ 0.4%
Summit Hill	100.4%	99.4%	- 1.0%	97.8%	96.1%	- 1.7%
Summit-University	98.5%	98.9%	+ 0.4%	98.4%	98.5%	+ 0.1%
Thomas-Dale (Frogtown)	95.6%	103.4%	+ 8.2%	100.1%	98.3%	- 1.8%
West Seventh	99.3%	100.7%	+ 1.4%	101.4%	99.9%	- 1.5%
West Side	103.9%	104.8%	+ 0.9%	101.5%	100.6%	- 0.9%

Inventory

	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -
	18	21	+ 16.7%	1.3	1.4	+ 7.7%
	13	15	+ 15.4%	0.8	1.1	+ 37.5%
	18	18	0.0%	1.5	1.6	+ 6.7%
	68	82	+ 20.6%	6.8	11.9	+ 75.0%
	29	28	- 3.4%	1.3	1.3	0.0%
	15	8	- 46.7%	1.4	0.8	- 42.9%
	38	37	- 2.6%	1.6	1.4	- 12.5%
	20	11	- 45.0%	2.0	1.0	- 50.0%
	24	23	- 4.2%	1.2	1.2	0.0%
	24	24	0.0%	1.7	1.9	+ 11.8%
	27	30	+ 11.1%	1.1	1.5	+ 36.4%
	6	10	+ 66.7%	1.2	2.1	+ 75.0%
	24	26	+ 8.3%	3.3	3.4	+ 3.0%
	33	32	- 3.0%	2.4	2.6	+ 8.3%
	13	10	- 23.1%	1.4	1.3	- 7.1%
	21	18	- 14.3%	2.3	1.9	- 17.4%
	10	16	+ 60.0%	0.9	1.3	+ 44.4%

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