

Saint Paul

+ 1.4%

Change in
New Listings

+ 17.8%

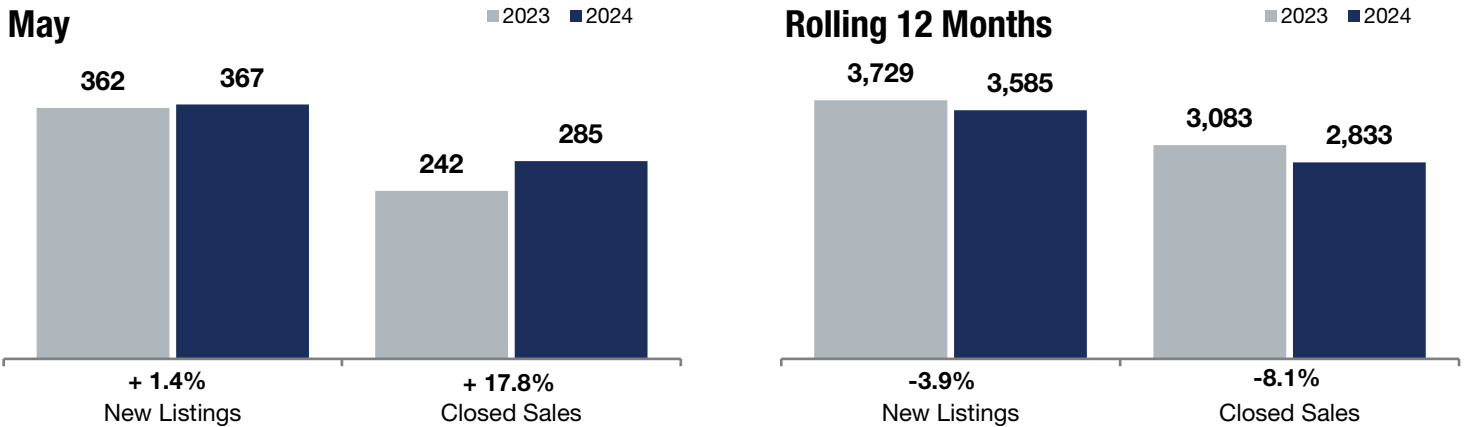
Change in
Closed Sales

+ 4.0%

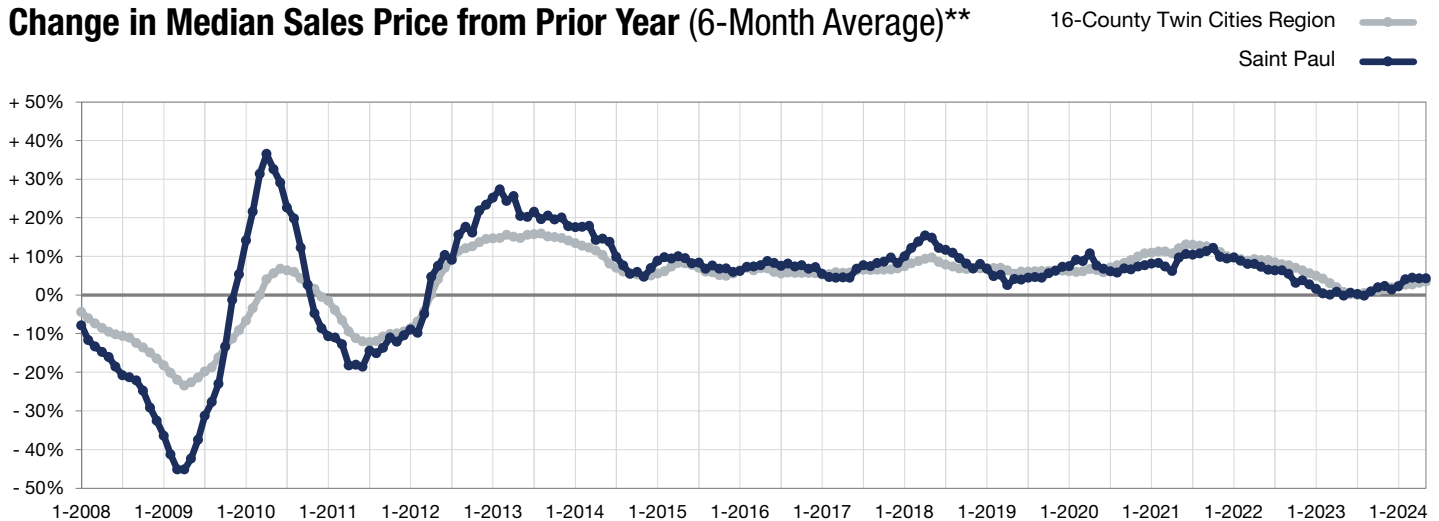
Change in
Median Sales Price

	May			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	362	367	+ 1.4%	3,729	3,585	-3.9%
Closed Sales	242	285	+ 17.8%	3,083	2,833	-8.1%
Median Sales Price*	\$288,500	\$300,000	+ 4.0%	\$275,000	\$284,000	+ 3.3%
Average Sales Price*	\$332,782	\$336,576	+ 1.1%	\$324,123	\$332,784	+ 2.7%
Price Per Square Foot*	\$212	\$217	+ 2.5%	\$201	\$208	+ 3.3%
Percent of Original List Price Received*	102.7%	100.8%	-1.9%	99.7%	100.2%	+ 0.5%
Days on Market Until Sale	37	37	0.0%	38	37	-2.6%
Inventory of Homes for Sale	342	395	+ 15.5%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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 – May 2024

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	5-2023	5-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	22	24	+ 9.1%	209	236	+ 12.9%
Como Park	21	17	- 19.0%	229	212	- 7.4%
Dayton's Bluff	13	15	+ 15.4%	187	186	- 0.5%
Downtown – St Paul	20	26	+ 30.0%	226	233	+ 3.1%
Greater East Side	29	26	- 10.3%	357	309	- 13.4%
Hamline-Midway	17	22	+ 29.4%	149	156	+ 4.7%
Highland Park	43	45	+ 4.7%	393	402	+ 2.3%
Merriam Pk / Lexington-Hamline	17	21	+ 23.5%	174	163	- 6.3%
Macalester-Groveland	35	42	+ 20.0%	317	306	- 3.5%
North End	20	23	+ 15.0%	240	222	- 7.5%
Payne-Phalen	32	24	- 25.0%	347	325	- 6.3%
St. Anthony Park	13	11	- 15.4%	82	72	- 12.2%
Summit Hill	17	10	- 41.2%	115	118	+ 2.6%
Summit-University	17	22	+ 29.4%	221	203	- 8.1%
Thomas-Dale (Frogtown)	15	13	- 13.3%	134	126	- 6.0%
West Seventh	13	5	- 61.5%	160	152	- 5.0%
West Side	19	21	+ 10.5%	181	165	- 8.8%

Closed Sales

	5-2023	5-2024	+ / -	Prior Year R12*	Current R12*	+ / -
	21	13	- 38.1%	206	168	- 18.4%
	16	24	+ 50.0%	210	196	- 6.7%
	9	11	+ 22.2%	165	146	- 11.5%
	18	14	- 22.2%	127	126	- 0.8%
	22	25	+ 13.6%	312	259	- 17.0%
	14	12	- 14.3%	128	122	- 4.7%
	23	35	+ 52.2%	310	303	- 2.3%
	10	10	0.0%	132	127	- 3.8%
	18	28	+ 55.6%	275	263	- 4.4%
	10	20	+ 100.0%	204	172	- 15.7%
	22	25	+ 13.6%	273	281	+ 2.9%
	5	6	+ 20.0%	62	56	- 9.7%
	3	10	+ 233.3%	87	90	+ 3.4%
	19	15	- 21.1%	171	166	- 2.9%
	9	11	+ 22.2%	109	108	- 0.9%
	12	12	0.0%	154	115	- 25.3%
	11	14	+ 27.3%	148	137	- 7.4%

Median Sales Price

	5-2023	5-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$285,000	\$293,500	+ 3.0%	\$279,400	\$285,000	+ 2.0%
Como Park	\$330,750	\$322,750	- 2.4%	\$310,500	\$320,000	+ 3.1%
Dayton's Bluff	\$263,000	\$209,900	- 20.2%	\$235,000	\$249,373	+ 6.1%
Downtown – St Paul	\$215,000	\$187,250	- 12.9%	\$192,000	\$193,750	+ 0.9%
Greater East Side	\$272,500	\$265,000	- 2.8%	\$249,900	\$259,900	+ 4.0%
Hamline-Midway	\$317,500	\$307,500	- 3.1%	\$280,500	\$281,250	+ 0.3%
Highland Park	\$455,000	\$475,000	+ 4.4%	\$436,750	\$460,000	+ 5.3%
Merriam Pk / Lexington-Hamline	\$428,500	\$291,000	- 32.1%	\$390,000	\$398,000	+ 2.1%
Macalester-Groveland	\$515,000	\$460,000	- 10.7%	\$420,000	\$415,000	- 1.2%
North End	\$190,000	\$245,000	+ 28.9%	\$212,500	\$225,000	+ 5.9%
Payne-Phalen	\$237,500	\$250,000	+ 5.3%	\$233,000	\$240,000	+ 3.0%
St. Anthony Park	\$250,000	\$346,750	+ 38.7%	\$343,150	\$293,500	- 14.5%
Summit Hill	\$800,000	\$510,000	- 36.3%	\$462,500	\$510,000	+ 10.3%
Summit-University	\$325,000	\$283,000	- 12.9%	\$299,900	\$286,500	- 4.5%
Thomas-Dale (Frogtown)	\$223,000	\$220,000	- 1.3%	\$220,000	\$237,250	+ 7.8%
West Seventh	\$254,750	\$276,750	+ 8.6%	\$280,000	\$286,400	+ 2.3%
West Side	\$270,000	\$350,000	+ 29.6%	\$256,950	\$256,000	- 0.4%

Days on Market Until Sale

	5-2023	5-2024	+ / -	Prior Year R12*	Current R12*	+ / -
	13	40	+ 207.7%	24	32	+ 33.3%
	35	24	- 31.4%	24	24	0.0%
	35	27	- 22.9%	35	28	- 20.0%
	167	102	- 38.9%	144	125	- 13.2%
	23	29	+ 26.1%	30	27	- 10.0%
	23	29	+ 26.1%	28	24	- 14.3%
	8	15	+ 87.5%	28	31	+ 10.7%
	17	19	+ 11.8%	35	34	- 2.9%
	31	53	+ 71.0%	35	34	- 2.9%
	28	49	+ 75.0%	38	33	- 13.2%
	20	40	+ 100.0%	36	33	- 8.3%
	121	22	- 81.8%	44	52	+ 18.2%
	7	45	+ 542.9%	51	57	+ 11.8%
	54	41	- 24.1%	52	47	- 9.6%
	38	49	+ 28.9%	39	33	- 15.4%
	32	47	+ 46.9%	29	39	+ 34.5%
	11	18	+ 63.6%	29	29	0.0%

Pct. Of Original Price Received

	5-2023	5-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	102.9%	97.9%	- 4.9%	100.7%	101.3%	+ 0.6%
Como Park	103.9%	102.6%	- 1.3%	101.9%	102.5%	+ 0.6%
Dayton's Bluff	100.0%	102.3%	+ 2.3%	99.2%	100.7%	+ 1.5%
Downtown – St Paul	94.4%	95.7%	+ 1.4%	94.6%	94.6%	0.0%
Greater East Side	104.8%	101.4%	- 3.2%	100.5%	101.3%	+ 0.8%
Hamline-Midway	104.5%	103.1%	- 1.3%	102.0%	101.4%	- 0.6%
Highland Park	105.0%	103.0%	- 1.9%	100.3%	99.8%	- 0.5%
Merriam Pk / Lexington-Hamline	102.8%	99.0%	- 3.7%	98.8%	98.7%	- 0.1%
Macalester-Groveland	103.0%	102.4%	- 0.6%	99.6%	100.5%	+ 0.9%
North End	102.3%	97.8%	- 4.4%	99.6%	100.5%	+ 0.9%
Payne-Phalen	103.8%	101.8%	- 1.9%	99.3%	101.1%	+ 1.8%
St. Anthony Park	100.5%	98.5%	- 2.0%	97.7%	98.2%	+ 0.5%
Summit Hill	102.3%	96.6%	- 5.6%	97.9%	97.5%	- 0.4%
Summit-University	100.8%	99.1%	- 1.7%	98.3%	98.2%	- 0.1%
Thomas-Dale (Frogtown)	103.4%	95.1%	- 8.0%	98.9%	99.3%	+ 0.4%
West Seventh	105.7%	103.9%	- 1.7%	100.6%	101.2%	+ 0.6%
West Side	102.5%	104.9%	+ 2.3%	100.5%	101.7%	+ 1.2%

Inventory

	5-2023	5-2024	+ / -	5-2023	5-2024	+ / -
	18	13	- 27.8%	1.1	0.9	- 18.2%
	13	14	+ 7.7%	0.8	0.9	+ 12.5%
	12	16	+ 33.3%	0.9	1.4	+ 55.6%
	55	77	+ 40.0%	5.2	8.3	+ 59.6%
	15	26	+ 73.3%	0.6	1.2	+ 100.0%
	5	16	+ 220.0%	0.5	1.5	+ 200.0%
	44	35	- 20.5%	1.7	1.4	- 17.6%
	17	24	+ 41.2%	1.6	2.4	+ 50.0%
	33	33	0.0%	1.5	1.6	+ 6.7%
	17	17	0.0%	1.1	1.2	+ 9.1%
	24	25	+ 4.2%	1.1	1.1	0.0%
	10	10	0.0%	1.9	2.1	+ 10.5%
	24	21	- 12.5%	3.5	2.7	- 22.9%
	21	26	+ 23.8%	1.5	1.9	+ 26.7%
	11	13	+ 18.2%	1.3	1.4	+ 7.7%
	10	15	+ 50.0%	0.9	1.6	+ 77.8%
	13	14	+ 7.7%	1.0	1.3	+ 30.0%

Months Supply

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