

# Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



**+ 1.4%**

**- 15.8%**

**+ 3.7%**

## Saint Paul

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### January

### Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	207	210	+ 1.4%	3,528	3,649	+ 3.4%
Closed Sales	146	123	-15.8%	2,770	2,638	-4.8%
Median Sales Price*	\$270,000	\$280,000	+ 3.7%	\$291,000	\$303,500	+ 4.3%
Average Sales Price*	\$332,389	\$336,197	+ 1.1%	\$343,703	\$363,785	+ 5.8%
Price Per Square Foot*	\$193	\$205	+ 6.7%	\$209	\$216	+ 3.7%
Percent of Original List Price Received*	97.1%	96.4%	-0.7%	99.2%	99.5%	+ 0.3%
Days on Market Until Sale	59	55	-6.8%	43	42	-2.3%
Inventory of Homes for Sale	352	442	+ 25.6%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

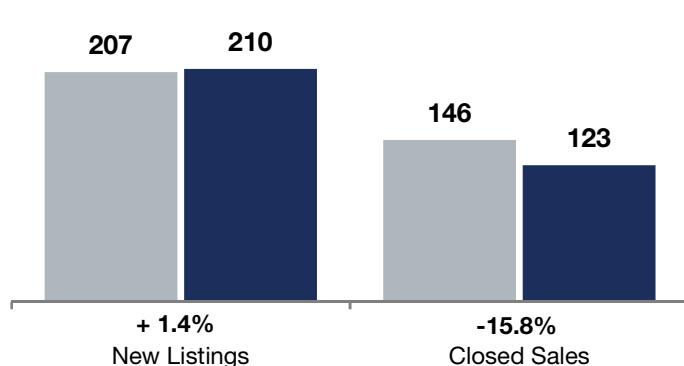
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

■ 2025 ■ 2026

### Rolling 12 Months

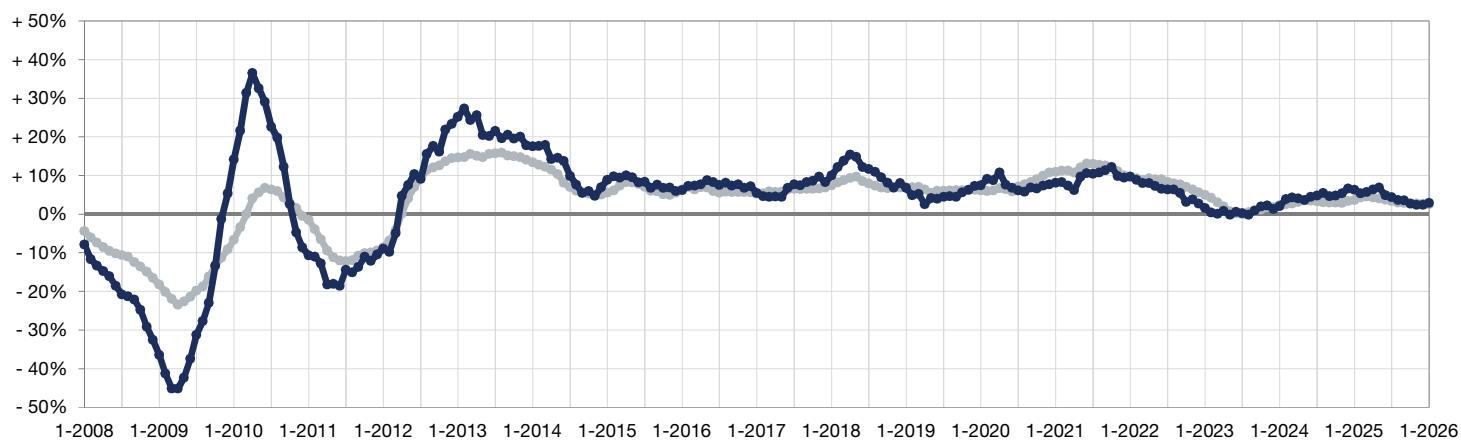
■ 2025 ■ 2026



### 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.

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## New Listings

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	13	11	- 15.4%	220	215	- 2.3%
Como Park	5	7	+ 40.0%	187	211	+ 12.8%
Dayton's Bluff	9	12	+ 33.3%	174	201	+ 15.5%
Downtown – St Paul	22	13	- 40.9%	234	227	- 3.0%
Greater East Side	24	25	+ 4.2%	319	364	+ 14.1%
Hamline-Midway	4	10	+ 150.0%	147	143	- 2.7%
Highland Park	24	23	- 4.2%	419	391	- 6.7%
Merriam Pk / Lexington-Hamline	7	7	0.0%	161	170	+ 5.6%
Macalester-Groveland	14	11	- 21.4%	286	273	- 4.5%
North End	11	14	+ 27.3%	217	228	+ 5.1%
Payne-Phalen	17	21	+ 23.5%	301	320	+ 6.3%
St. Anthony Park	3	9	+ 200.0%	77	98	+ 27.3%
Summit Hill	8	5	- 37.5%	105	131	+ 24.8%
Summit-University	16	17	+ 6.3%	238	235	- 1.3%
Thomas-Dale (Frogtown)	8	8	0.0%	129	121	- 6.2%
West Seventh	9	10	+ 11.1%	136	143	+ 5.1%
West Side	13	7	- 46.2%	179	180	+ 0.6%

## Closed Sales

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	7	9	+ 28.6%	187	170	- 9.1%
	6	3	- 50.0%	162	178	+ 9.9%
	13	10	- 23.1%	144	151	+ 4.9%
	4	6	+ 50.0%	98	73	- 25.5%
	14	14	0.0%	248	281	+ 13.3%
	6	7	+ 16.7%	134	111	- 17.2%
	15	8	- 46.7%	322	298	- 7.5%
	2	6	+ 200.0%	135	125	- 7.4%
	7	9	+ 28.6%	232	231	- 0.4%
	12	4	- 66.7%	170	157	- 7.6%
	20	15	- 25.0%	266	224	- 15.8%
	3	1	- 66.7%	55	60	+ 9.1%
	4	3	- 25.0%	92	93	+ 1.1%
	14	11	- 21.4%	158	159	+ 0.6%
	8	0	- 100.0%	110	80	- 27.3%
	3	8	+ 166.7%	114	104	- 8.8%
	8	9	+ 12.5%	142	143	+ 0.7%

## Median Sales Price

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$260,400	\$273,000	+ 4.8%	\$289,900	\$300,000	+ 3.5%
Como Park	\$308,250	\$394,000	+ 27.8%	\$324,000	\$348,250	+ 7.5%
Dayton's Bluff	\$237,000	\$181,700	- 23.3%	\$233,500	\$245,000	+ 4.9%
Downtown – St Paul	\$241,825	\$212,950	- 11.9%	\$186,000	\$200,000	+ 7.5%
Greater East Side	\$253,750	\$260,000	+ 2.5%	\$264,000	\$261,500	- 0.9%
Hamline-Midway	\$296,750	\$250,000	- 15.8%	\$280,000	\$292,500	+ 4.5%
Highland Park	\$440,000	\$415,000	- 5.7%	\$450,000	\$500,000	+ 11.1%
Merriam Pk / Lexington-Hamline	\$677,500	\$550,000	- 18.8%	\$410,000	\$440,000	+ 7.3%
Macalester-Groveland	\$575,000	\$485,837	- 15.5%	\$432,500	\$450,900	+ 4.3%
North End	\$229,500	\$200,000	- 12.9%	\$240,000	\$245,000	+ 2.1%
Payne-Phalen	\$270,000	\$265,000	- 1.9%	\$249,900	\$257,752	+ 3.1%
St. Anthony Park	\$250,000	\$230,000	- 8.0%	\$310,500	\$382,767	+ 23.3%
Summit Hill	\$851,500	\$338,000	- 60.3%	\$526,000	\$688,000	+ 30.8%
Summit-University	\$275,000	\$410,000	+ 49.1%	\$299,950	\$308,000	+ 2.7%
Thomas-Dale (Frogtown)	\$216,000	\$0	- 100.0%	\$230,000	\$247,500	+ 7.6%
West Seventh	\$258,000	\$258,750	+ 0.3%	\$302,500	\$308,750	+ 2.1%
West Side	\$199,950	\$247,000	+ 23.5%	\$265,350	\$285,000	+ 7.4%

## Days on Market Until Sale

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	69	72	+ 4.3%	37	37	0.0%
	38	26	- 31.6%	26	25	- 3.8%
	48	49	+ 2.1%	34	41	+ 20.6%
	140	145	+ 3.6%	159	188	+ 18.2%
	46	34	- 26.1%	32	33	+ 3.1%
	66	42	- 36.4%	27	34	+ 25.9%
	45	49	+ 8.9%	37	28	- 24.3%
	111	31	- 72.1%	36	39	+ 8.3%
	85	115	+ 35.3%	34	37	+ 8.8%
	44	36	- 18.2%	40	37	- 7.5%
	37	34	- 8.1%	37	38	+ 2.7%
	79	130	+ 64.6%	68	50	- 26.5%
	62	24	- 61.3%	74	56	- 24.3%
	99	46	- 53.5%	62	61	- 1.6%
	34	0	- 100.0%	44	41	- 6.8%
	130	46	- 64.6%	44	48	+ 9.1%
	36	68	+ 88.9%	29	37	+ 27.6%

## Pct. Of Original Price Received

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	99.0%	98.4%	- 0.6%	99.9%	99.5%	- 0.4%
Como Park	97.5%	100.5%	+ 3.1%	101.1%	101.9%	+ 0.8%
Dayton's Bluff	97.2%	97.0%	- 0.2%	98.9%	97.2%	- 1.7%
Downtown – St Paul	94.9%	90.9%	- 4.2%	93.4%	91.5%	- 2.0%
Greater East Side	98.9%	94.5%	- 4.4%	99.5%	99.6%	+ 0.1%
Hamline-Midway	95.7%	102.3%	+ 6.9%	100.2%	101.0%	+ 0.8%
Highland Park	96.6%	99.6%	+ 3.1%	99.5%	100.8%	+ 1.3%
Merriam Pk / Lexington-Hamline	96.0%	100.7%	+ 4.9%	98.0%	99.7%	+ 1.7%
Macalester-Groveland	100.0%	96.8%	- 3.2%	100.6%	101.2%	+ 0.6%
North End	92.0%	99.7%	+ 8.4%	99.1%	99.6%	+ 0.5%
Payne-Phalen	98.9%	96.2%	- 2.7%	99.8%	99.5%	- 0.3%
St. Anthony Park	96.6%	93.9%	- 2.8%	98.3%	98.3%	0.0%
Summit Hill	94.2%	92.1%	- 2.2%	96.6%	96.9%	+ 0.3%
Summit-University	97.8%	96.5%	- 1.3%	98.0%	98.0%	0.0%
Thomas-Dale (Frogtown)	100.2%	0.0%	- 100.0%	97.9%	99.4%	+ 1.5%
West Seventh	97.5%	90.4%	- 7.3%	99.8%	99.0%	- 0.8%
West Side	92.3%	93.3%	+ 1.1%	100.2%	100.1%	- 0.1%

## Inventory

	1-2025	1-2026	+ / -	1-2025	1-2026	+ / -
	17	22	+ 29.4%	1.2	1.6	+ 33.3%
	11	13	+ 18.2%	0.8	0.9	+ 12.5%
	12	22	+ 83.3%	1.0	1.8	+ 80.0%
	64	73	+ 14.1%	7.9	12.5	+ 58.2%
	31	47	+ 51.6%	1.5	2.1	+ 40.0%
	5	17	+ 240.0%	0.4	1.8	+ 350.0%
	34	28	- 17.6%	1.3	1.1	- 15.4%
	10	14	+ 40.0%	0.9	1.4	+ 55.6%
	25	18	- 28.0%	1.3	1.0	- 23.1%
	20	31	+ 55.0%	1.4	2.4	+ 71.4%
	27	43	+ 59.3%	1.2	2.3	+ 91.7%
	9	17	+ 88.9%	2.0	3.1	+ 55.0%
	17	18	+ 5.9%	2.2	2.2	0.0%
	24	29	+ 20.8%	1.8	2.2	+ 22.2%
	10	19	+ 90.0%	1.2	2.7	+ 125.0%
	18	12	- 33.3%	2.0	1.4	- 30.0%
	18	19	+ 5.6%	1.6	1.6	0.0%

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

Current as of February 6, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.