Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY **MINNEAPOLIS AREA REALTORS®**

MINNEAPOLIS AREA REALTORS®

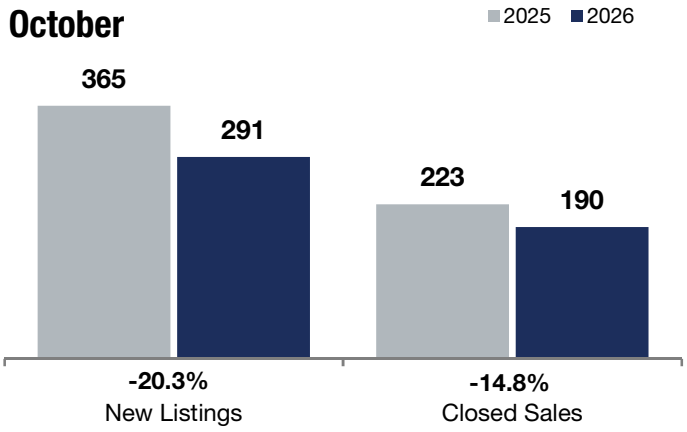
Saint Paul

- 20.3%	- 14.8%	- 1.4%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

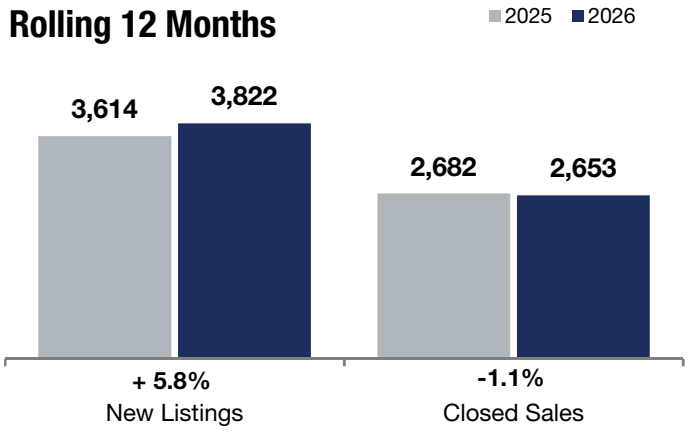
	October			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	365	**291**	-20.3%	3,614	**3,822**	+ 5.8%
Closed Sales	223	**190**	-14.8%	2,682	**2,653**	-1.1%
Median Sales Price*	$295,000	**$291,000**	-1.4%	$300,000	**$300,000**	0.0%
Average Sales Price*	$347,843	**$361,156**	+ 3.8%	$363,363	**$358,851**	-1.2%
Price Per Square Foot*	$210	**$215**	+ 2.2%	$216	**$215**	-0.5%
Percent of Original List Price Received*	98.6%	**96.7%**	-1.9%	99.4%	**98.5%**	-0.9%
Days on Market Until Sale	47	**52**	+ 10.6%	44	**49**	+ 11.4%
Inventory of Homes for Sale	657	**679**	+ 3.3%	--	--	--
Months Supply of Inventory	3.0	**3.1**	+ 3.3%	--	--	--

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

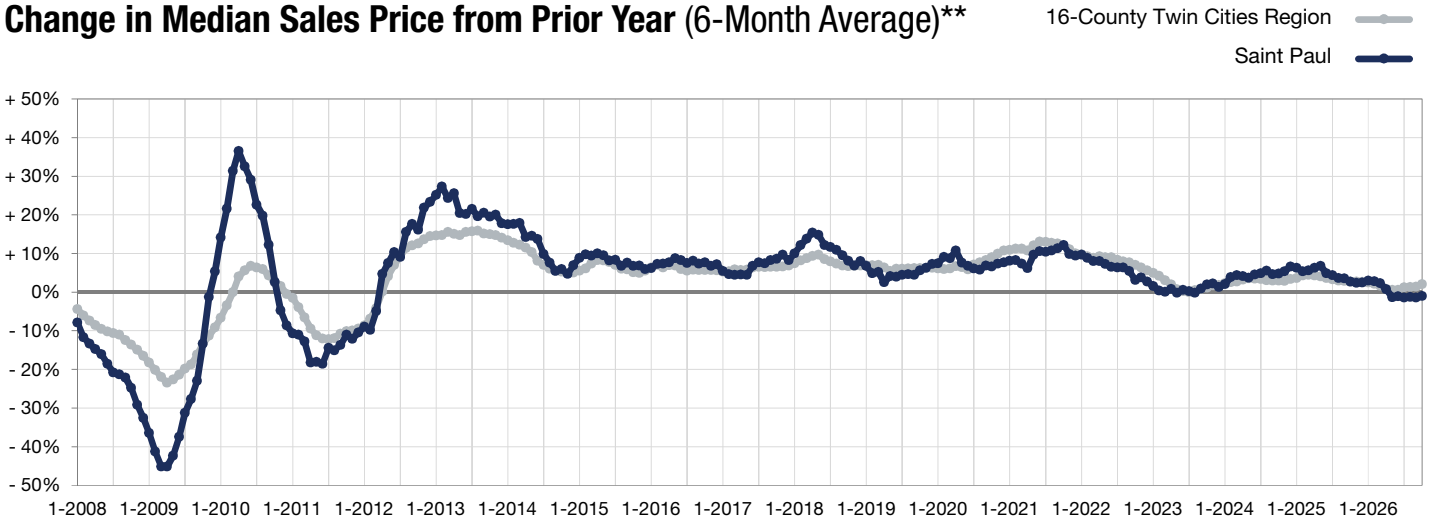
October



Rolling 12 Months



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 November 6, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.

Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY **MINNEAPOLIS AREA REALTORS®**

MINNEAPOLIS AREA REALTORS®

New Listings

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Battle Creek – Highwood	31	16	- 48.4%	218	216	- 0.9%
Como Park	18	23	+ 27.8%	206	219	+ 6.3%
Dayton's Bluff	28	11	- 60.7%	197	203	+ 3.0%
Downtown – St Paul	19	11	- 42.1%	237	203	- 14.3%
Greater East Side	29	31	+ 6.9%	345	413	+ 19.7%
Hamline-Midway	22	14	- 36.4%	140	160	+ 14.3%
Highland Park	33	32	- 3.0%	398	418	+ 5.0%
Merriam Pk / Lexington-Hamline	18	14	- 22.2%	167	158	- 5.4%
Macalester-Groveland	30	21	- 30.0%	274	266	- 2.9%
North End	19	20	+ 5.3%	234	236	+ 0.9%
Payne-Phalen	37	25	- 32.4%	305	389	+ 27.5%
St. Anthony Park	5	5	0.0%	90	87	- 3.3%
Summit Hill	11	5	- 54.5%	135	123	- 8.9%
Summit-University	18	16	- 11.1%	228	217	- 4.8%
Thomas-Dale (Frogtown)	14	12	- 14.3%	121	129	+ 6.6%
West Seventh	11	15	+ 36.4%	136	193	+ 41.9%
West Side	22	20	- 9.1%	186	194	+ 4.3%

Closed Sales

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Battle Creek – Highwood	15	13	- 13.3%	170	154	- 9.4%
Como Park	7	8	+ 14.3%	174	160	- 8.0%
Dayton's Bluff	15	7	- 53.3%	144	143	- 0.7%
Downtown – St Paul	8	10	+ 25.0%	71	103	+ 45.1%
Greater East Side	24	23	- 4.2%	278	295	+ 6.1%
Hamline-Midway	15	13	- 13.3%	105	133	+ 26.7%
Highland Park	24	23	- 4.2%	323	289	- 10.5%
Merriam Pk / Lexington-Hamline	13	7	- 46.2%	122	117	- 4.1%
Macalester-Groveland	16	10	- 37.5%	225	224	- 0.4%
North End	13	12	- 7.7%	166	150	- 9.6%
Payne-Phalen	19	14	- 26.3%	235	249	+ 6.0%
St. Anthony Park	2	5	+ 150.0%	62	50	- 19.4%
Summit Hill	6	4	- 33.3%	93	97	+ 4.3%
Summit-University	18	11	- 38.9%	167	147	- 12.0%
Thomas-Dale (Frogtown)	5	9	+ 80.0%	90	85	- 5.6%
West Seventh	7	8	+ 14.3%	107	129	+ 20.6%
West Side	15	13	- 13.3%	150	125	- 16.7%

Median Sales Price

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Battle Creek – Highwood	$318,000	$300,000	- 5.7%	$296,500	$299,450	+ 1.0%
Como Park	$305,000	$392,000	+ 28.5%	$345,000	$362,950	+ 5.2%
Dayton's Bluff	$280,000	$190,000	- 32.1%	$245,000	$246,500	+ 0.6%
Downtown – St Paul	$147,500	$186,000	+ 26.1%	$198,000	$187,000	- 5.6%
Greater East Side	$262,450	$260,000	- 0.9%	$264,900	$269,900	+ 1.9%
Hamline-Midway	$250,000	$300,000	+ 20.0%	$296,500	$300,000	+ 1.2%
Highland Park	$552,500	$332,000	- 39.9%	$480,000	$496,000	+ 3.3%
Merriam Pk / Lexington-Hamline	$440,000	$515,000	+ 17.0%	$436,500	$440,000	+ 0.8%
Macalester-Groveland	$378,750	$490,000	+ 29.4%	$447,500	$475,000	+ 6.1%
North End	$265,000	$247,500	- 6.6%	$232,500	$239,950	+ 3.2%
Payne-Phalen	$232,000	$257,700	+ 11.1%	$259,900	$247,500	- 4.8%
St. Anthony Park	$545,267	$320,000	- 41.3%	$390,000	$309,500	- 20.6%
Summit Hill	$751,000	$753,423	+ 0.3%	$650,000	$620,000	- 4.6%
Summit-University	$351,938	$635,000	+ 80.4%	$300,000	$330,000	+ 10.0%
Thomas-Dale (Frogtown)	$255,000	$225,000	- 11.8%	$240,000	$242,000	+ 0.8%
West Seventh	$263,000	$340,000	+ 29.3%	$317,500	$290,000	- 8.7%
West Side	$265,000	$300,000	+ 13.2%	$277,500	$279,500	+ 0.7%

Days on Market Until Sale

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Battle Creek – Highwood	35	20	- 42.9%	38	44	+ 15.8%
Como Park	26	41	+ 57.7%	26	28	+ 7.7%
Dayton's Bluff	59	45	- 23.7%	39	47	+ 20.5%
Downtown – St Paul	266	185	- 30.5%	194	163	- 16.0%
Greater East Side	28	66	+ 135.7%	33	45	+ 36.4%
Hamline-Midway	34	58	+ 70.6%	36	40	+ 11.1%
Highland Park	34	28	- 17.6%	33	33	0.0%
Merriam Pk / Lexington-Hamline	31	39	+ 25.8%	39	49	+ 25.6%
Macalester-Groveland	49	30	- 38.8%	36	36	0.0%
North End	39	43	+ 10.3%	37	49	+ 32.4%
Payne-Phalen	28	45	+ 60.7%	37	42	+ 13.5%
St. Anthony Park	48	34	- 29.2%	54	72	+ 33.3%
Summit Hill	55	36	- 34.5%	69	53	- 23.2%
Summit-University	75	79	+ 5.3%	67	62	- 7.5%
Thomas-Dale (Frogtown)	9	62	+ 588.9%	42	51	+ 21.4%
West Seventh	19	38	+ 100.0%	51	45	- 11.8%
West Side	29	35	+ 20.7%	34	50	+ 47.1%

Pct. Of Original Price Received

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Battle Creek – Highwood	100.5%	97.8%	- 2.7%	99.5%	98.9%	- 0.6%
Como Park	100.1%	97.8%	- 2.3%	102.0%	101.4%	- 0.6%
Dayton's Bluff	97.1%	97.5%	+ 0.4%	97.5%	97.1%	- 0.4%
Downtown – St Paul	91.0%	89.4%	- 1.8%	91.8%	92.1%	+ 0.3%
Greater East Side	97.9%	96.7%	- 1.2%	99.8%	98.6%	- 1.2%
Hamline-Midway	97.9%	98.1%	+ 0.2%	100.4%	99.7%	- 0.7%
Highland Park	102.2%	98.9%	- 3.2%	100.1%	99.6%	- 0.5%
Merriam Pk / Lexington-Hamline	101.4%	99.6%	- 1.8%	99.5%	100.4%	+ 0.9%
Macalester-Groveland	97.6%	98.6%	+ 1.0%	101.2%	100.1%	- 1.1%
North End	99.1%	98.9%	- 0.2%	99.0%	98.7%	- 0.3%
Payne-Phalen	98.9%	95.4%	- 3.5%	99.5%	97.9%	- 1.6%
St. Anthony Park	97.5%	96.4%	- 1.1%	98.6%	95.4%	- 3.2%
Summit Hill	97.4%	96.1%	- 1.3%	96.4%	97.7%	+ 1.3%
Summit-University	97.2%	96.3%	- 0.9%	98.0%	97.6%	- 0.4%
Thomas-Dale (Frogtown)	99.4%	91.6%	- 7.8%	99.0%	97.1%	- 1.9%
West Seventh	97.7%	93.3%	- 4.5%	99.5%	98.2%	- 1.3%
West Side	98.1%	97.6%	- 0.5%	100.0%	97.9%	- 2.1%

Inventory

	10-2025	10-2026	+ / –
Battle Creek – Highwood	37	32	- 13.5%
Como Park	19	37	+ 94.7%
Dayton's Bluff	44	24	- 45.5%
Downtown – St Paul	94	71	- 24.5%
Greater East Side	53	57	+ 7.5%
Hamline-Midway	27	27	0.0%
Highland Park	43	55	+ 27.9%
Merriam Pk / Lexington-Hamline	29	26	- 10.3%
Macalester-Groveland	36	35	- 2.8%
North End	41	44	+ 7.3%
Payne-Phalen	52	70	+ 34.6%
St. Anthony Park	19	21	+ 10.5%
Summit Hill	30	29	- 3.3%
Summit-University	48	43	- 10.4%
Thomas-Dale (Frogtown)	27	27	0.0%
West Seventh	25	35	+ 40.0%
West Side	34	45	+ 32.4%

Months Supply

	10-2025	10-2026	+ / –
Battle Creek – Highwood	2.7	2.5	- 7.4%
Como Park	1.3	2.9	+ 123.1%
Dayton's Bluff	3.6	2.1	- 41.7%
Downtown – St Paul	15.9	8.5	- 46.5%
Greater East Side	2.3	2.3	0.0%
Hamline-Midway	3.1	2.5	- 19.4%
Highland Park	1.6	2.3	+ 43.8%
Merriam Pk / Lexington-Hamline	2.9	2.7	- 6.9%
Macalester-Groveland	1.9	1.9	0.0%
North End	2.9	3.5	+ 20.7%
Payne-Phalen	2.7	3.4	+ 25.9%
St. Anthony Park	3.8	4.7	+ 23.7%
Summit Hill	3.8	3.8	0.0%
Summit-University	3.6	3.6	0.0%
Thomas-Dale (Frogtown)	3.7	3.9	+ 5.4%
West Seventh	2.9	3.3	+ 13.8%
West Side	2.8	4.3	+ 53.6%

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

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