

Saint Paul

+ 1.9%

- 11.5%

+ 5.3%

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

November

Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	207	211	+ 1.9%	3,602	3,617	+ 0.4%
Closed Sales	226	200	-11.5%	2,751	2,653	-3.6%
Median Sales Price*	\$285,000	\$300,000	+ 5.3%	\$290,000	\$301,500	+ 4.0%
Average Sales Price*	\$360,494	\$358,632	-0.5%	\$341,216	\$363,121	+ 6.4%
Price Per Square Foot*	\$205	\$208	+ 1.6%	\$209	\$216	+ 3.4%
Percent of Original List Price Received*	96.3%	97.2%	+ 0.9%	99.2%	99.5%	+ 0.3%
Days on Market Until Sale	46	47	+ 2.2%	42	44	+ 4.8%
Inventory of Homes for Sale	497	548	+ 10.3%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

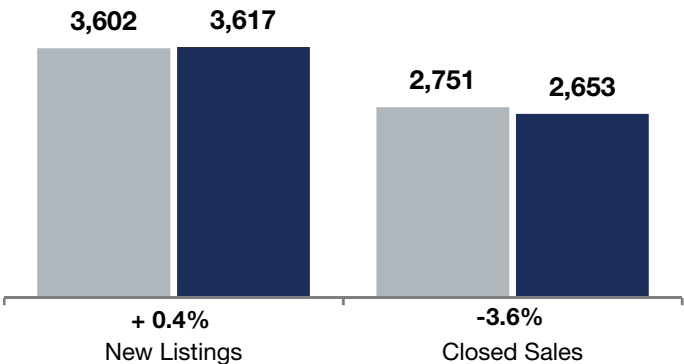
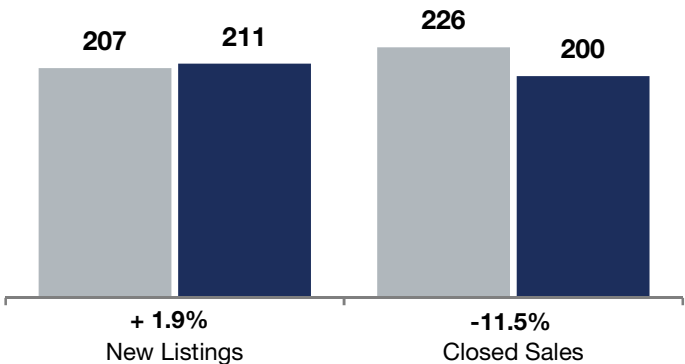
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 2024 ■ 2025

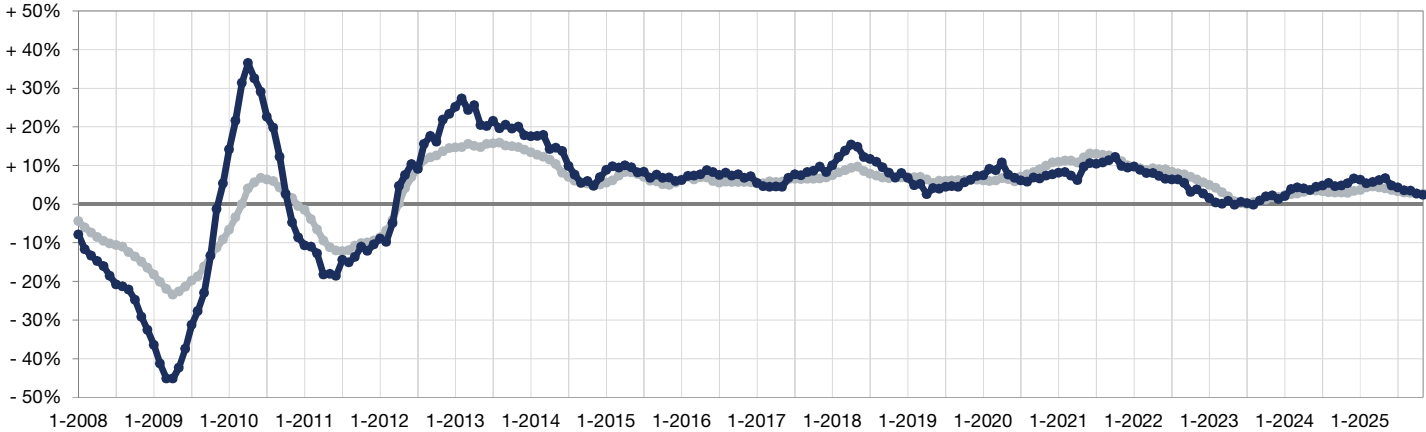
Rolling 12 Months

■ 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 – November 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	11	10	- 9.1%	229	217	- 5.2%
Como Park	7	10	+ 42.9%	190	209	+ 10.0%
Dayton's Bluff	13	14	+ 7.7%	180	198	+ 10.0%
Downtown – St Paul	15	12	- 20.0%	245	234	- 4.5%
Greater East Side	17	34	+ 100.0%	316	362	+ 14.6%
Hamline-Midway	11	7	- 36.4%	154	136	- 11.7%
Highland Park	24	20	- 16.7%	427	394	- 7.7%
Merriam Pk / Lexington-Hamline	5	7	+ 40.0%	167	169	+ 1.2%
Macalester-Groveland	9	12	+ 33.3%	280	277	- 1.1%
North End	25	19	- 24.0%	221	228	+ 3.2%
Payne-Phalen	24	24	0.0%	318	305	- 4.1%
St. Anthony Park	2	5	+ 150.0%	76	93	+ 22.4%
Summit Hill	5	3	- 40.0%	109	133	+ 22.0%
Summit-University	11	15	+ 36.4%	234	232	- 0.9%
Thomas-Dale (Frogtown)	8	5	- 37.5%	132	117	- 11.4%
West Seventh	9	7	- 22.2%	147	134	- 8.8%
West Side	12	7	- 41.7%	178	181	+ 1.7%

## Closed Sales

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	15	12	- 20.0%	186	166	- 10.8%
	9	19	+ 111.1%	160	184	+ 15.0%
	10	13	+ 30.0%	139	147	+ 5.8%
	6	9	+ 50.0%	101	74	- 26.7%
	23	17	- 26.1%	253	272	+ 7.5%
	9	12	+ 33.3%	137	108	- 21.2%
	30	26	- 13.3%	311	319	+ 2.6%
	9	8	- 11.1%	141	121	- 14.2%
	12	12	0.0%	238	224	- 5.9%
	11	10	- 9.1%	172	165	- 4.1%
	24	19	- 20.8%	252	230	- 8.7%
	7	3	- 57.1%	53	58	+ 9.4%
	7	7	0.0%	90	92	+ 2.2%
	17	12	- 29.4%	150	162	+ 8.0%
	9	9	0.0%	110	90	- 18.2%
	15	6	- 60.0%	117	98	- 16.2%
	13	6	- 53.8%	140	143	+ 2.1%

## Median Sales Price

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$277,000	\$279,000	+ 0.7%	\$290,000	\$299,900	+ 3.4%
Como Park	\$296,500	\$375,000	+ 26.5%	\$319,950	\$348,250	+ 8.8%
Dayton's Bluff	\$215,000	\$253,750	+ 18.0%	\$233,000	\$247,500	+ 6.2%
Downtown – St Paul	\$164,000	\$247,000	+ 50.6%	\$182,000	\$200,000	+ 9.9%
Greater East Side	\$285,000	\$269,990	- 5.3%	\$262,000	\$260,000	- 0.8%
Hamline-Midway	\$280,000	\$315,000	+ 12.5%	\$280,000	\$297,500	+ 6.3%
Highland Park	\$421,750	\$427,500	+ 1.4%	\$455,000	\$480,000	+ 5.5%
Merriam Pk / Lexington-Hamline	\$415,000	\$450,000	+ 8.4%	\$400,000	\$440,000	+ 10.0%
Macalester-Groveland	\$372,500	\$442,500	+ 18.8%	\$431,000	\$450,450	+ 4.5%
North End	\$184,000	\$272,750	+ 48.2%	\$232,500	\$240,000	+ 3.2%
Payne-Phalen	\$239,950	\$238,000	- 0.8%	\$239,950	\$259,950	+ 8.3%
St. Anthony Park	\$400,000	\$350,000	- 12.5%	\$328,500	\$367,767	+ 12.0%
Summit Hill	\$424,900	\$800,000	+ 88.3%	\$518,500	\$689,000	+ 32.9%
Summit-University	\$375,000	\$282,500	- 24.7%	\$299,900	\$300,000	+ 0.0%
Thomas-Dale (Frogtown)	\$209,000	\$200,000	- 4.3%	\$232,500	\$240,000	+ 3.2%
West Seventh	\$317,500	\$260,000	- 18.1%	\$300,000	\$312,500	+ 4.2%
West Side	\$235,000	\$302,000	+ 28.5%	\$262,000	\$280,000	+ 6.9%

## Days on Market Until Sale

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	29	28	- 3.4%	34	39	+ 14.7%
	19	39	+ 105.3%	27	27	0.0%
	15	43	+ 186.7%	35	41	+ 17.1%
	164	161	- 1.8%	158	192	+ 21.5%
	29	29	0.0%	31	33	+ 6.5%
	57	55	- 3.5%	26	37	+ 42.3%
	39	25	- 35.9%	37	31	- 16.2%
	24	67	+ 179.2%	39	42	+ 7.7%
	42	37	- 11.9%	36	35	- 2.8%
	42	39	- 7.1%	38	37	- 2.6%
	39	60	+ 53.8%	38	39	+ 2.6%
	96	43	- 55.2%	67	48	- 28.4%
	112	31	- 72.3%	66	64	- 3.0%
	61	45	- 26.2%	56	67	+ 19.6%
	73	64	- 12.3%	40	41	+ 2.5%
	34	26	- 23.5%	40	52	+ 30.0%
	30	60	+ 100.0%	29	36	+ 24.1%

## Pct. Of Original Price Received

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	98.7%	98.3%	- 0.4%	100.0%	99.5%	- 0.5%
Como Park	102.7%	98.7%	- 3.9%	101.0%	101.7%	+ 0.7%
Dayton's Bluff	97.5%	96.4%	- 1.1%	98.7%	97.4%	- 1.3%
Downtown – St Paul	91.3%	92.7%	+ 1.5%	93.5%	92.0%	- 1.6%
Greater East Side	98.7%	99.7%	+ 1.0%	99.5%	99.9%	+ 0.4%
Hamline-Midway	91.6%	97.3%	+ 6.2%	100.2%	100.8%	+ 0.6%
Highland Park	96.5%	97.4%	+ 0.9%	99.5%	100.2%	+ 0.7%
Merriam Pk / Lexington-Hamline	98.6%	98.1%	- 0.5%	97.6%	99.4%	+ 1.8%
Macalester-Groveland	94.5%	97.6%	+ 3.3%	100.2%	101.3%	+ 1.1%
North End	100.1%	97.0%	- 3.1%	100.0%	98.8%	- 1.2%
Payne-Phalen	95.8%	97.7%	+ 2.0%	99.4%	99.8%	+ 0.4%
St. Anthony Park	92.6%	94.9%	+ 2.5%	98.4%	99.1%	+ 0.7%
Summit Hill	90.5%	97.6%	+ 7.8%	96.7%	96.9%	+ 0.2%
Summit-University	95.1%	94.9%	- 0.2%	98.0%	98.1%	+ 0.1%
Thomas-Dale (Frogtown)	93.0%	94.3%	+ 1.4%	97.8%	99.2%	+ 1.4%
West Seventh	96.2%	98.0%	+ 1.9%	99.7%	100.0%	+ 0.3%
West Side	95.7%	95.1%	- 0.6%	101.1%	100.0%	- 1.1%

## Inventory

	11-2024	11-2025	+ / -	11-2024	11-2025	+ / -
	21	24	+ 14.3%	1.3	1.7	+ 30.8%
	16	12	- 25.0%	1.2	0.8	- 33.3%
	24	35	+ 45.8%	2.1	2.8	+ 33.3%
	77	85	+ 10.4%	9.1	14.2	+ 56.0%
	36	52	+ 44.4%	1.7	2.2	+ 29.4%
	15	23	+ 53.3%	1.4	2.4	+ 71.4%
	39	37	- 5.1%	1.4	1.5	+ 7.1%
	20	24	+ 20.0%	1.8	2.3	+ 27.8%
	27	30	+ 11.1%	1.4	1.6	+ 14.3%
	38	41	+ 7.9%	2.8	2.9	+ 3.6%
	49	49	0.0%	2.3	2.5	+ 8.7%
	11	13	+ 18.2%	2.3	2.5	+ 8.7%
	21	25	+ 19.0%	2.7	3.2	+ 18.5%
	43	39	- 9.3%	3.4	2.8	- 17.6%
	15	14	- 6.7%	1.7	1.9	+ 11.8%
	25	17	- 32.0%	2.7	2.0	- 25.9%
	21	28	+ 33.3%	1.8	2.4	+ 33.3%

## Months Supply

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