

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MINNEAPOLIS AREA ASSOCIATION OF REALTORS®



MINNEAPOLIS AREA Association
of REALTORS®

Saint Paul

+ 12.7%

- 2.1%

+ 7.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	425	479	+ 12.7%	3,857	3,840	-0.4%
Closed Sales	326	319	-2.1%	2,986	2,878	-3.6%
Median Sales Price*	\$197,000	\$212,450	+ 7.8%	\$193,000	\$215,000	+ 11.4%
Average Sales Price*	\$245,860	\$252,458	+ 2.7%	\$232,284	\$253,337	+ 9.1%
Price Per Square Foot*	\$149	\$163	+ 9.2%	\$148	\$162	+ 9.6%
Percent of Original List Price Received*	98.3%	98.5%	+ 0.2%	98.5%	100.1%	+ 1.6%
Days on Market Until Sale	45	35	-22.2%	53	39	-26.4%
Inventory of Homes for Sale	729	701	-3.8%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

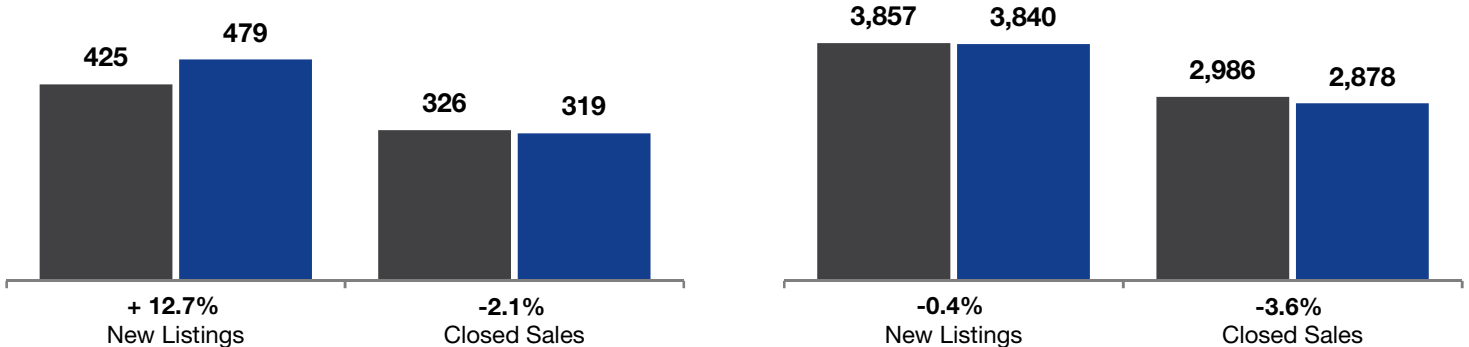
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

■ 2017 ■ 2018

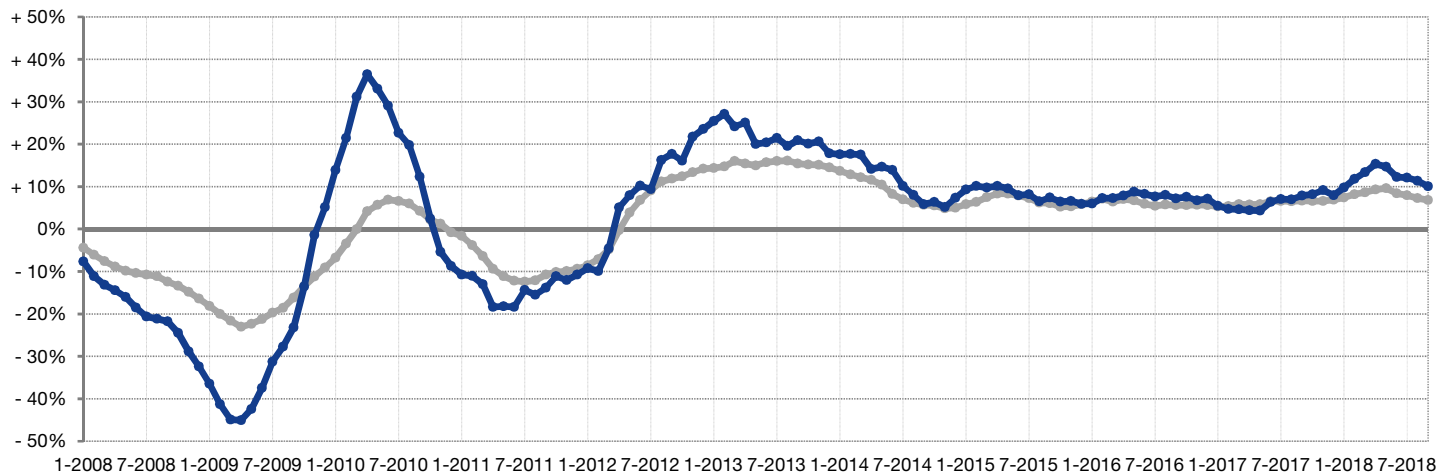
Year to Date

■ 2017 ■ 2018



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. | Current as of October 8, 2018. All data from NorthstarMLS. | Powered by ShowingTime.

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New Listings

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	28	32	+ 14.3%	253	263	+ 4.0%
Como Park	22	27	+ 22.7%	247	266	+ 7.7%
Dayton's Bluff	13	27	+ 107.7%	182	227	+ 24.7%
Downtown – St Paul	26	17	- 34.6%	205	178	- 13.2%
Greater East Side	50	63	+ 26.0%	440	412	- 6.4%
Hamline-Midway	18	21	+ 16.7%	166	136	- 18.1%
Highland Park	39	46	+ 17.9%	351	368	+ 4.8%
Merriam Pk / Lexington-Hamline	19	17	- 10.5%	171	153	- 10.5%
Macalester-Groveland	37	33	- 10.8%	300	307	+ 2.3%
North End	27	32	+ 18.5%	242	243	+ 0.4%
Payne-Phalen	41	42	+ 2.4%	365	345	- 5.5%
St. Anthony Park	9	10	+ 11.1%	72	89	+ 23.6%
Summit Hill	13	12	- 7.7%	107	131	+ 22.4%
Summit-University	26	32	+ 23.1%	245	253	+ 3.3%
Thomas-Dale (Frogtown)	7	22	+ 214.3%	121	121	0.0%
West Seventh	19	14	- 26.3%	181	171	- 5.5%
West Side	31	32	+ 3.2%	207	176	- 15.0%

Closed Sales

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	19	24	+ 26.3%	189	200	+ 5.8%
Como Park	15	25	+ 66.7%	185	221	+ 19.5%
Dayton's Bluff	16	16	0.0%	165	175	+ 6.1%
Downtown – St Paul	12	14	+ 16.7%	137	126	- 8.0%
Greater East Side	42	40	- 4.8%	354	319	- 9.9%
Hamline-Midway	16	13	- 18.8%	129	119	- 7.8%
Highland Park	25	32	+ 28.0%	260	250	- 3.8%
Merriam Pk / Lexington-Hamline	14	12	- 14.3%	126	121	- 4.0%
Macalester-Groveland	27	21	- 22.2%	235	250	+ 6.4%
North End	23	16	- 30.4%	194	175	- 9.8%
Payne-Phalen	33	29	- 12.1%	298	251	- 15.8%
St. Anthony Park	7	7	0.0%	59	59	0.0%
Summit Hill	11	11	0.0%	78	79	+ 1.3%
Summit-University	22	21	- 4.5%	190	191	+ 0.5%
Thomas-Dale (Frogtown)	12	9	- 25.0%	96	87	- 9.4%
West Seventh	12	14	+ 16.7%	142	131	- 7.7%
West Side	20	15	- 25.0%	150	123	- 18.0%

Median Sales Price

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	\$201,500	\$223,250	+ 10.8%	\$187,450	\$210,000	+ 12.0%
Como Park	\$205,000	\$235,000	+ 14.6%	\$225,000	\$243,000	+ 8.0%
Dayton's Bluff	\$179,000	\$177,450	- 0.9%	\$155,000	\$175,000	+ 12.9%
Downtown – St Paul	\$194,900	\$202,500	+ 3.9%	\$177,500	\$194,000	+ 9.3%
Greater East Side	\$169,200	\$187,950	+ 11.1%	\$169,250	\$186,500	+ 10.2%
Hamline-Midway	\$206,000	\$202,000	- 1.9%	\$208,500	\$218,000	+ 4.6%
Highland Park	\$310,000	\$284,158	- 8.3%	\$315,000	\$326,500	+ 3.7%
Merriam Pk / Lexington-Hamline	\$268,250	\$261,500	- 2.5%	\$295,000	\$335,000	+ 13.6%
Macalester-Groveland	\$334,900	\$336,925	+ 0.6%	\$330,000	\$354,000	+ 7.3%
North End	\$149,900	\$161,500	+ 7.7%	\$147,750	\$160,600	+ 8.7%
Payne-Phalen	\$160,000	\$187,000	+ 16.9%	\$163,413	\$183,000	+ 12.0%
St. Anthony Park	\$246,000	\$350,000	+ 42.3%	\$247,000	\$285,000	+ 15.4%
Summit Hill	\$657,500	\$505,000	- 23.2%	\$397,000	\$349,950	- 11.9%
Summit-University	\$306,250	\$202,000	- 34.0%	\$230,000	\$250,000	+ 8.7%
Thomas-Dale (Frogtown)	\$126,700	\$142,500	+ 12.5%	\$146,000	\$165,000	+ 13.0%
West Seventh	\$215,000	\$251,935	+ 17.2%	\$208,000	\$228,000	+ 9.6%
West Side	\$169,000	\$169,900	+ 0.5%	\$177,250	\$189,000	+ 6.6%

Days on Market Until Sale

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	45	30	- 33.3%	45	37	- 17.8%
Como Park	32	27	- 15.6%	36	29	- 19.4%
Dayton's Bluff	37	32	- 13.5%	60	38	- 36.7%
Downtown – St Paul	70	70	0.0%	83	67	- 19.3%
Greater East Side	36	27	- 25.0%	51	33	- 35.3%
Hamline-Midway	23	18	- 21.7%	36	24	- 33.3%
Highland Park	46	58	+ 26.1%	51	44	- 13.7%
Merriam Pk / Lexington-Hamline	54	43	- 20.4%	45	45	0.0%
Macalester-Groveland	51	27	- 47.1%	52	39	- 25.0%
North End	37	22	- 40.5%	51	30	- 41.2%
Payne-Phalen	33	26	- 21.2%	47	35	- 25.5%
St. Anthony Park	64	28	- 56.3%	68	38	- 44.1%
Summit Hill	110	53	- 51.8%	73	54	- 26.0%
Summit-University	74	60	- 18.9%	82	59	- 28.0%
Thomas-Dale (Frogtown)	22	30	+ 36.4%	56	38	- 32.1%
West Seventh	49	25	- 49.0%	38	35	- 7.9%
West Side	29	24	- 17.2%	54	38	- 29.6%

Pct. Of Original Price Received

	9-2017	9-2018	+ / -	YTD 2017	YTD 2018	+ / -
Battle Creek – Highwood	94.9%	99.6%	+ 5.0%	99.0%	100.5%	+ 1.5%
Como Park	96.7%	98.6%	+ 2.0%	99.4%	100.8%	+ 1.4%
Dayton's Bluff	99.8%	99.6%	- 0.2%	96.7%	100.7%	+ 4.1%
Downtown – St Paul	95.4%	94.4%	- 1.0%	96.7%	97.2%	+ 0.5%
Greater East Side	99.2%	99.6%	+ 0.4%	98.8%	101.2%	+ 2.4%
Hamline-Midway	102.6%	99.7%	- 2.8%	100.6%	101.0%	+ 0.4%
Highland Park	97.3%	98.0%	+ 0.7%	98.4%	99.2%	+ 0.8%
Merriam Pk / Lexington-Hamline	101.1%	98.2%	- 2.9%	99.2%	99.6%	+ 0.4%
Macalester-Groveland	99.3%	98.1%	- 1.2%	98.6%	99.9%	+ 1.3%
North End	101.0%	98.4%	- 2.6%	99.2%	101.0%	+ 1.8%
Payne-Phalen	97.8%	100.5%	+ 2.8%	98.6%	100.9%	+ 2.3%
St. Anthony Park	100.3%	97.2%	- 3.1%	96.8%	98.9%	+ 2.2%
Summit Hill	95.3%	97.1%	+ 1.9%	97.3%	99.0%	+ 1.7%
Summit-University	94.1%	96.4%	+ 2.4%	97.3%	98.3%	+ 1.0%
Thomas-Dale (Frogtown)	98.4%	95.4%	- 3.0%	98.1%	100.5%	+ 2.4%
West Seventh	98.9%	100.2%	+ 1.3%	99.4%	99.9%	+ 0.5%
West Side	97.7%	98.4%	+ 0.7%	98.5%	100.0%	+ 1.5%

Inventory

	9-2017	9-2018	+ / -	9-2017	9-2018	+ / -
Battle Creek – Highwood	45	49	+ 8.9%	2.0	2.2	+ 10.0%
Como Park	41	31	- 24.4%	2.1	1.3	- 38.1%
Dayton's Bluff	29	42	+ 44.8%	1.6	2.4	+ 50.0%
Downtown – St Paul	55	47	- 14.5%	3.8	3.4	- 10.5%
Greater East Side	91	76	- 16.5%	2.3	2.1	- 8.7%
Hamline-Midway	27	20	- 25.9%	1.9	1.6	- 15.8%
Highland Park	72	67	- 6.9%	2.6	2.5	- 3.8%
Merriam Pk / Lexington-Hamline	31	29	- 6.5%	2.4	2.4	0.0%
Macalester-Groveland	54	50	- 7.4%	2.2	1.9	- 13.6%
North End	36	46	+ 27.8%	1.7	2.4	+ 41.2%
Payne-Phalen	68	63	- 7.4%	2.1	2.3	+ 9.5%
St. Anthony Park	13	13	0.0%	2.2	1.9	- 13.6%
Summit Hill	28	29	+ 3.6%	3.7	3.3	- 10.8%
Summit-University	47	51	+ 8.5%	2.4	2.8	+ 16.7%
Thomas-Dale (Frogtown)	23	27	+ 17.4%	2.3	2.7	+ 17.4%
West Seventh	27	25	- 7.4%	1.7	1.8	+ 5.9%
West Side	40	36	- 10.0%	2.6	2.5	- 3.8%

Months Supply