

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Saint Paul

+ 6.2%

Change in
New Listings

- 5.9%

Change in
Closed Sales

- 1.2%

Change in
Median Sales Price

	September			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	369	392	+ 6.2%	3,557	3,889	+ 9.3%
Closed Sales	236	222	-5.9%	2,704	2,682	-0.8%
Median Sales Price*	\$303,500	\$299,950	-1.2%	\$300,000	\$300,000	0.0%
Average Sales Price*	\$372,108	\$357,377	-4.0%	\$363,135	\$357,865	-1.5%
Price Per Square Foot*	\$221	\$211	-4.7%	\$215	\$214	-0.5%
Percent of Original List Price Received*	98.7%	98.1%	-0.6%	99.4%	98.7%	-0.7%
Days on Market Until Sale	37	42	+ 13.5%	44	48	+ 9.1%
Inventory of Homes for Sale	595	672	+ 12.9%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--

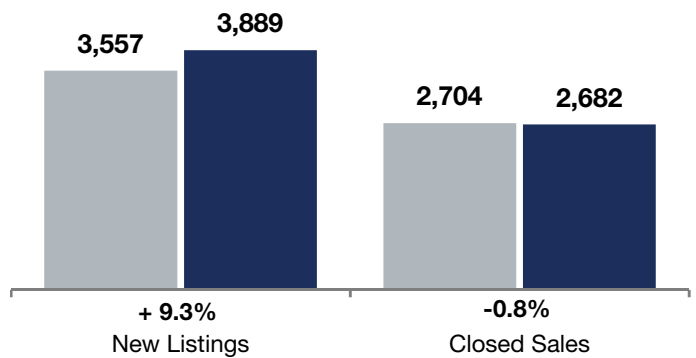
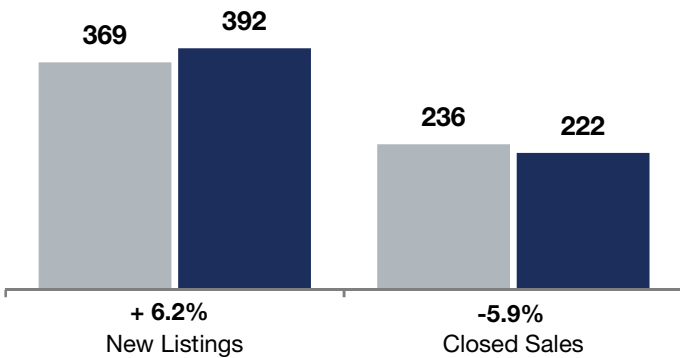
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

■ 2025 ■ 2026

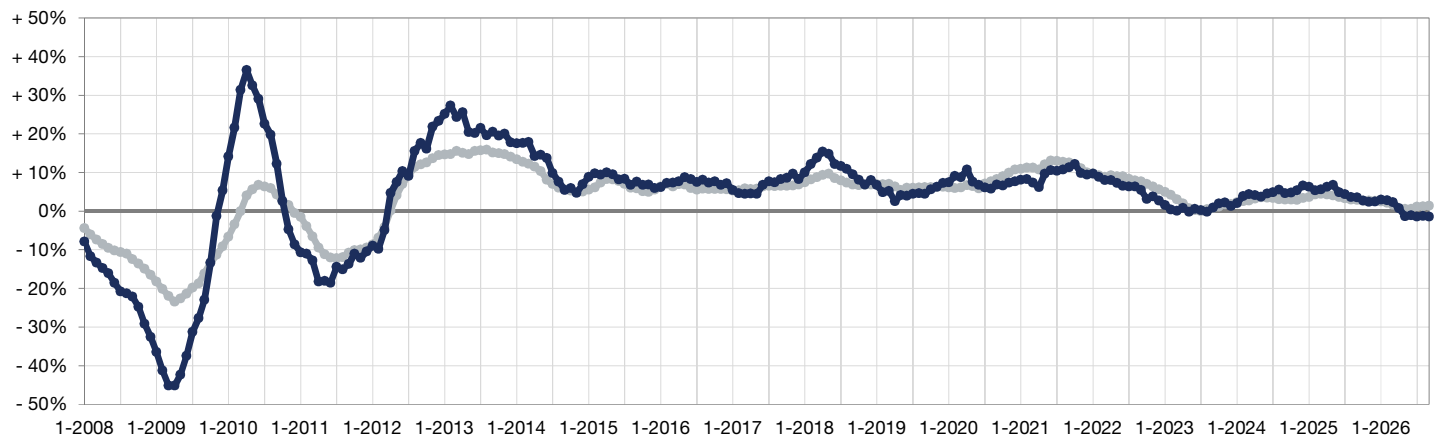
Rolling 12 Months

■ 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.

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	9-2025	9-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	22	26	+ 18.2%	205	231	+ 12.7%
Como Park	18	25	+ 38.9%	204	214	+ 4.9%
Dayton's Bluff	20	22	+ 10.0%	185	219	+ 18.4%
Downtown – St Paul	22	16	- 27.3%	243	211	- 13.2%
Greater East Side	32	35	+ 9.4%	353	411	+ 16.4%
Hamline-Midway	17	23	+ 35.3%	129	168	+ 30.2%
Highland Park	43	52	+ 20.9%	397	419	+ 5.5%
Merriam Pk / Lexington-Hamline	16	13	- 18.8%	162	161	- 0.6%
Macalester-Groveland	21	27	+ 28.6%	265	273	+ 3.0%
North End	20	25	+ 25.0%	232	235	+ 1.3%
Payne-Phalen	34	33	- 2.9%	299	400	+ 33.8%
St. Anthony Park	9	11	+ 22.2%	90	87	- 3.3%
Summit Hill	22	17	- 22.7%	133	129	- 3.0%
Summit-University	27	15	- 44.4%	229	217	- 5.2%
Thomas-Dale (Frogtown)	14	14	0.0%	118	131	+ 11.0%
West Seventh	12	21	+ 75.0%	140	189	+ 35.0%
West Side	20	17	- 15.0%	176	196	+ 11.4%

Closed Sales

	9-2025	9-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	19	13	- 31.6%	172	155	- 9.9%
	18	10	- 44.4%	183	159	- 13.1%
	13	13	0.0%	146	150	+ 2.7%
	6	10	+ 66.7%	71	101	+ 42.3%
	25	19	- 24.0%	276	295	+ 6.9%
	5	5	0.0%	103	135	+ 31.1%
	30	25	- 16.7%	322	290	- 9.9%
	8	7	- 12.5%	125	123	- 1.6%
	19	27	+ 42.1%	227	230	+ 1.3%
	15	10	- 33.3%	169	151	- 10.7%
	19	20	+ 5.3%	247	254	+ 2.8%
	6	4	- 33.3%	66	46	- 30.3%
	9	9	0.0%	93	99	+ 6.5%
	13	12	- 7.7%	163	154	- 5.5%
	9	5	- 44.4%	87	81	- 6.9%
	7	15	+ 114.3%	109	128	+ 17.4%
	15	18	+ 20.0%	146	127	- 13.0%

Median Sales Price

	9-2025	9-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$305,000	\$300,000	- 1.6%	\$298,950	\$299,900	+ 0.3%
Como Park	\$342,500	\$337,950	- 1.3%	\$345,000	\$360,000	+ 4.3%
Dayton's Bluff	\$255,000	\$225,000	- 11.8%	\$241,000	\$250,000	+ 3.7%
Downtown – St Paul	\$141,700	\$207,250	+ 46.3%	\$200,000	\$185,000	- 7.5%
Greater East Side	\$250,000	\$275,000	+ 10.0%	\$265,000	\$269,990	+ 1.9%
Hamline-Midway	\$307,500	\$257,500	- 16.3%	\$296,500	\$294,250	- 0.8%
Highland Park	\$593,495	\$490,000	- 17.4%	\$475,000	\$503,250	+ 5.9%
Merriam Pk / Lexington-Hamline	\$410,000	\$340,000	- 17.1%	\$420,000	\$440,000	+ 4.8%
Macalester-Groveland	\$415,000	\$425,000	+ 2.4%	\$448,000	\$462,500	+ 3.2%
North End	\$229,900	\$235,000	+ 2.2%	\$225,000	\$240,000	+ 6.7%
Payne-Phalen	\$243,000	\$219,613	- 9.6%	\$260,000	\$244,998	- 5.8%
St. Anthony Park	\$460,000	\$480,000	+ 4.3%	\$375,000	\$309,500	- 17.5%
Summit Hill	\$795,000	\$815,000	+ 2.5%	\$615,000	\$585,000	- 4.9%
Summit-University	\$282,500	\$357,500	+ 26.5%	\$299,000	\$328,000	+ 9.7%
Thomas-Dale (Frogtown)	\$250,000	\$174,900	- 30.0%	\$240,000	\$245,000	+ 2.1%
West Seventh	\$330,000	\$286,000	- 13.3%	\$325,000	\$284,750	- 12.4%
West Side	\$275,000	\$302,450	+ 10.0%	\$278,950	\$275,000	- 1.4%

Days on Market Until Sale

	9-2025	9-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	28	34	+ 21.4%	39	44	+ 12.8%
	15	19	+ 26.7%	27	27	0.0%
	29	26	- 10.3%	38	48	+ 26.3%
	138	134	- 2.9%	188	169	- 10.1%
	27	26	- 3.7%	32	42	+ 31.3%
	34	53	+ 55.9%	36	38	+ 5.6%
	19	26	+ 36.8%	34	33	- 2.9%
	43	17	- 60.5%	41	47	+ 14.6%
	26	32	+ 23.1%	35	37	+ 5.7%
	59	41	- 30.5%	37	48	+ 29.7%
	52	51	- 1.9%	37	41	+ 10.8%
	37	87	+ 135.1%	53	76	+ 43.4%
	84	60	- 28.6%	69	54	- 21.7%
	45	65	+ 44.4%	68	62	- 8.8%
	36	55	+ 52.8%	43	48	+ 11.6%
	47	37	- 21.3%	52	44	- 15.4%
	24	38	+ 58.3%	37	49	+ 32.4%

Pct. Of Original Price Received

	9-2025	9-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	99.5%	98.3%	- 1.2%	99.4%	99.2%	- 0.2%
Como Park	98.6%	101.8%	+ 3.2%	101.5%	101.5%	0.0%
Dayton's Bluff	100.9%	94.7%	- 6.1%	97.2%	97.1%	- 0.1%
Downtown – St Paul	95.6%	93.2%	- 2.5%	91.8%	92.3%	+ 0.5%
Greater East Side	99.0%	100.6%	+ 1.6%	100.0%	98.7%	- 1.3%
Hamline-Midway	98.1%	99.6%	+ 1.5%	100.7%	99.6%	- 1.1%
Highland Park	100.0%	98.0%	- 2.0%	99.9%	99.9%	0.0%
Merriam Pk / Lexington-Hamline	99.0%	100.1%	+ 1.1%	98.9%	100.6%	+ 1.7%
Macalester-Groveland	100.0%	99.5%	- 0.5%	101.3%	100.0%	- 1.3%
North End	97.9%	103.1%	+ 5.3%	99.0%	98.8%	- 0.2%
Payne-Phalen	98.0%	98.0%	0.0%	99.8%	98.1%	- 1.7%
St. Anthony Park	98.4%	94.7%	- 3.8%	99.5%	95.6%	- 3.9%
Summit Hill	94.8%	98.7%	+ 4.1%	96.4%	97.8%	+ 1.5%
Summit-University	95.5%	95.9%	+ 0.4%	98.1%	97.7%	- 0.4%
Thomas-Dale (Frogtown)	98.6%	88.8%	- 9.9%	99.1%	97.9%	- 1.2%
West Seventh	97.7%	96.3%	- 1.4%	99.6%	98.5%	- 1.1%
West Side	100.5%	99.1%	- 1.4%	99.8%	97.9%	- 1.9%

Inventory

	9-2025	9-2026	+ / -	9-2025	9-2026	+ / -
	27	38	+ 40.7%	1.9	3.1	+ 63.2%
	20	31	+ 55.0%	1.3	2.4	+ 84.6%
	35	31	- 11.4%	2.9	2.5	- 13.8%
	94	75	- 20.2%	16.1	9.0	- 44.1%
	49	54	+ 10.2%	2.1	2.2	+ 4.8%
	19	30	+ 57.9%	2.0	2.8	+ 40.0%
	49	56	+ 14.3%	1.8	2.4	+ 33.3%
	24	25	+ 4.2%	2.3	2.6	+ 13.0%
	22	28	+ 27.3%	1.2	1.5	+ 25.0%
	41	49	+ 19.5%	3.0	3.8	+ 26.7%
	42	64	+ 52.4%	2.1	3.0	+ 42.9%
	21	24	+ 14.3%	3.9	5.5	+ 41.0%
	30	32	+ 6.7%	3.9	3.8	- 2.6%
	54	40	- 25.9%	3.9	3.2	- 17.9%
	21	26	+ 23.8%	2.8	3.8	+ 35.7%
	22	32	+ 45.5%	2.5	3.0	+ 20.0%
	25	36	+ 44.0%	2.0	3.4	+ 70.0%

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