

- 23.7% **- 25.0%** **+ 5.8%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Saint Paul

	July			Rolling 12 Months		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	532	406	-23.7%	5,336	4,746	-11.1%
Closed Sales	444	333	-25.0%	4,484	3,972	-11.4%
Median Sales Price*	\$269,900	\$285,500	+ 5.8%	\$251,300	\$273,000	+ 8.6%
Average Sales Price*	\$310,083	\$329,562	+ 6.3%	\$294,413	\$314,570	+ 6.8%
Price Per Square Foot*	\$198	\$204	+ 2.8%	\$187	\$199	+ 6.8%
Percent of Original List Price Received*	103.7%	101.5%	-2.1%	101.8%	101.0%	-0.8%
Days on Market Until Sale	22	23	+ 4.5%	33	33	0.0%
Inventory of Homes for Sale	602	515	-14.5%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

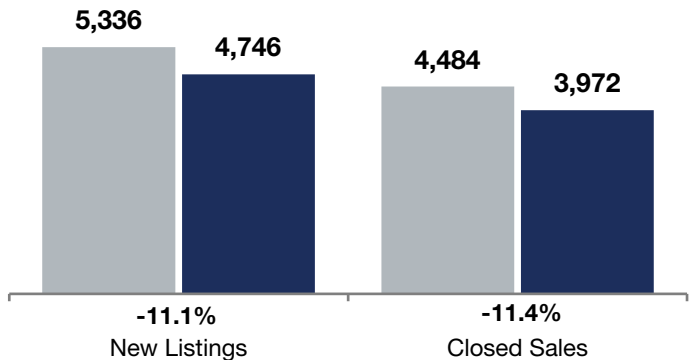
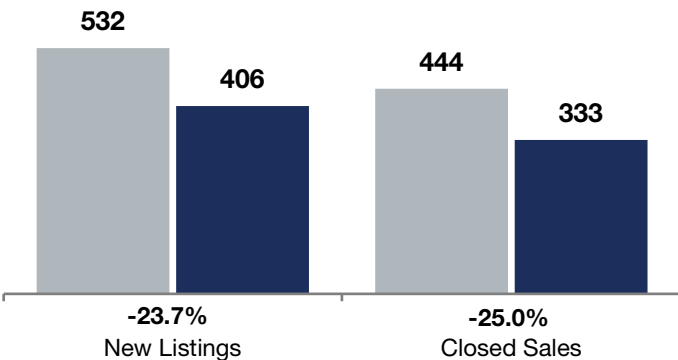
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 2021 ■ 2022

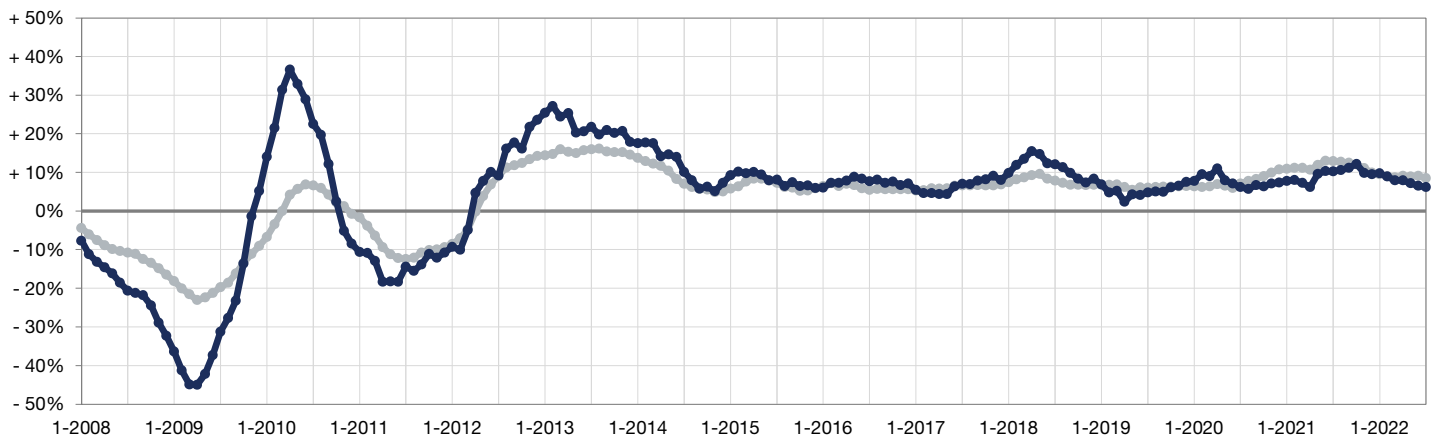
Rolling 12 Months

■ 2021 ■ 2022



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 – July 2022

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	7-2021	7-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	33	27	- 18.2%	324	295	- 9.0%
Como Park	36	28	- 22.2%	288	272	- 5.6%
Dayton's Bluff	33	21	- 36.4%	333	263	- 21.0%
Downtown – St Paul	19	17	- 10.5%	321	272	- 15.3%
Greater East Side	62	44	- 29.0%	538	501	- 6.9%
Hamline-Midway	24	16	- 33.3%	221	203	- 8.1%
Highland Park	41	33	- 19.5%	498	428	- 14.1%
Merriam Pk / Lexington-Hamline	30	19	- 36.7%	245	205	- 16.3%
Macalester-Groveland	42	32	- 23.8%	430	375	- 12.8%
North End	36	29	- 19.4%	336	308	- 8.3%
Payne-Phalen	55	40	- 27.3%	495	437	- 11.7%
St. Anthony Park	13	3	- 76.9%	116	112	- 3.4%
Summit Hill	12	8	- 33.3%	171	147	- 14.0%
Summit-University	16	23	+ 43.8%	340	279	- 17.9%
Thomas-Dale (Frogtown)	24	22	- 8.3%	193	200	+ 3.6%
West Seventh	32	23	- 28.1%	237	251	+ 5.9%
West Side	21	19	- 9.5%	230	183	- 20.4%

Closed Sales

	7-2021	7-2022	+ / -	Prior Year R12*	Current R12*	+ / -
	24	23	- 4.2%	309	267	- 13.6%
	23	31	+ 34.8%	269	247	- 8.2%
	31	23	- 25.8%	291	219	- 24.7%
	19	14	- 26.3%	189	161	- 14.8%
	59	25	- 57.6%	488	450	- 7.8%
	26	18	- 30.8%	206	182	- 11.7%
	30	30	0.0%	398	354	- 11.1%
	15	17	+ 13.3%	200	179	- 10.5%
	45	29	- 35.6%	372	335	- 9.9%
	18	17	- 5.6%	291	241	- 17.2%
	43	24	- 44.2%	421	342	- 18.8%
	12	8	- 33.3%	79	100	+ 26.6%
	12	9	- 25.0%	133	117	- 12.0%
	26	15	- 42.3%	260	224	- 13.8%
	16	13	- 18.8%	172	152	- 11.6%
	22	21	- 4.5%	184	232	+ 26.1%
	19	15	- 21.1%	205	156	- 23.9%

Median Sales Price

	7-2021	7-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$280,000	\$279,900	- 0.0%	\$246,000	\$275,000	+ 11.8%
Como Park	\$305,000	\$325,000	+ 6.6%	\$281,500	\$307,000	+ 9.1%
Dayton's Bluff	\$216,500	\$245,000	+ 13.2%	\$214,000	\$235,000	+ 9.8%
Downtown – St Paul	\$210,000	\$192,400	- 8.4%	\$202,000	\$189,800	- 6.0%
Greater East Side	\$240,500	\$250,000	+ 4.0%	\$230,000	\$250,000	+ 8.7%
Hamline-Midway	\$287,750	\$300,000	+ 4.3%	\$270,000	\$280,000	+ 3.7%
Highland Park	\$400,000	\$411,605	+ 2.9%	\$385,000	\$390,000	+ 1.3%
Merriam Pk / Lexington-Hamline	\$435,000	\$426,000	- 2.1%	\$370,000	\$371,900	+ 0.5%
Macalester-Groveland	\$460,000	\$426,000	- 7.4%	\$390,000	\$420,000	+ 7.7%
North End	\$225,000	\$242,000	+ 7.6%	\$210,000	\$220,000	+ 4.8%
Payne-Phalen	\$242,000	\$229,950	- 5.0%	\$225,000	\$230,000	+ 2.2%
St. Anthony Park	\$340,000	\$382,500	+ 12.5%	\$325,000	\$330,000	+ 1.5%
Summit Hill	\$355,500	\$756,100	+ 112.7%	\$431,500	\$475,000	+ 10.1%
Summit-University	\$250,000	\$330,000	+ 32.0%	\$277,100	\$288,000	+ 3.9%
Thomas-Dale (Frogtown)	\$222,500	\$197,000	- 11.5%	\$210,000	\$215,000	+ 2.4%
West Seventh	\$283,750	\$290,000	+ 2.2%	\$269,000	\$285,000	+ 5.9%
West Side	\$250,000	\$250,000	0.0%	\$235,000	\$254,000	+ 8.1%

Days on Market Until Sale

	7-2021	7-2022	+ / -	Prior Year R12*	Current R12*	+ / -
	18	21	+ 16.7%	19	20	+ 5.3%
	10	13	+ 30.0%	15	20	+ 33.3%
	21	20	- 4.8%	30	31	+ 3.3%
	149	128	- 14.1%	107	106	- 0.9%
	11	10	- 9.1%	23	22	- 4.3%
	13	17	+ 30.8%	16	20	+ 25.0%
	17	15	- 11.8%	36	27	- 25.0%
	19	34	+ 78.9%	31	34	+ 9.7%
	15	14	- 6.7%	31	28	- 9.7%
	13	13	0.0%	31	31	0.0%
	14	23	+ 64.3%	28	32	+ 14.3%
	14	25	+ 78.6%	38	38	0.0%
	40	36	- 10.0%	63	71	+ 12.7%
	31	26	- 16.1%	55	50	- 9.1%
	7	17	+ 142.9%	28	33	+ 17.9%
	31	22	- 29.0%	32	35	+ 9.4%
	13	12	- 7.7%	23	30	+ 30.4%

Pct. Of Original Price Received

	7-2021	7-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	103.9%	101.2%	- 2.6%	103.6%	102.1%	- 1.4%
Como Park	106.4%	102.0%	- 4.1%	104.1%	103.0%	- 1.1%
Dayton's Bluff	103.6%	102.2%	- 1.4%	102.8%	101.3%	- 1.5%
Downtown – St Paul	94.9%	96.1%	+ 1.3%	95.6%	95.9%	+ 0.3%
Greater East Side	105.7%	102.2%	- 3.3%	103.6%	102.7%	- 0.9%
Hamline-Midway	105.1%	103.3%	- 1.7%	104.7%	102.9%	- 1.7%
Highland Park	102.4%	102.6%	+ 0.2%	100.9%	101.5%	+ 0.6%
Merriam Pk / Lexington-Hamline	102.3%	100.9%	- 1.4%	100.5%	100.5%	0.0%
Macalester-Groveland	103.7%	100.3%	- 3.3%	101.2%	101.1%	- 0.1%
North End	103.4%	103.5%	+ 0.1%	101.5%	100.9%	- 0.6%
Payne-Phalen	106.0%	101.3%	- 4.4%	102.5%	100.3%	- 2.1%
St. Anthony Park	101.0%	96.6%	- 4.4%	99.0%	99.1%	+ 0.1%
Summit Hill	100.2%	101.7%	+ 1.5%	97.3%	97.2%	- 0.1%
Summit-University	100.3%	99.8%	- 0.5%	99.0%	97.5%	- 1.5%
Thomas-Dale (Frogtown)	105.6%	101.6%	- 3.8%	101.2%	100.7%	- 0.5%
West Seventh	103.8%	101.4%	- 2.3%	101.8%	101.9%	+ 0.1%
West Side	104.3%	104.3%	0.0%	103.2%	102.6%	- 0.6%

Inventory

	7-2021	7-2022	+ / -	7-2021	7-2022	+ / -
	29	26	- 10.3%	1.2	1.2	0.0%
	31	24	- 22.6%	1.4	1.2	- 14.3%
	33	24	- 27.3%	1.4	1.3	- 7.1%
	64	61	- 4.7%	4.2	4.8	+ 14.3%
	53	35	- 34.0%	1.3	0.9	- 30.8%
	15	19	+ 26.7%	0.9	1.3	+ 44.4%
	45	41	- 8.9%	1.3	1.4	+ 7.7%
	30	23	- 23.3%	1.8	1.6	- 11.1%
	41	43	+ 4.9%	1.3	1.6	+ 23.1%
	35	35	0.0%	1.5	1.8	+ 20.0%
	53	50	- 5.7%	1.5	1.8	+ 20.0%
	20	11	- 45.0%	2.7	1.4	- 48.1%
	32	17	- 46.9%	3.0	1.6	- 46.7%
	47	35	- 25.5%	2.2	2.0	- 9.1%
	22	25	+ 13.6%	1.6	2.0	+ 25.0%
	30	25	- 16.7%	1.8	1.4	- 22.2%
	19	19	0.0%	1.1	1.5	+ 36.4%

Months Supply

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