

**- 12.1%**

**- 17.7%**

**+ 12.5%**

Change in  
New Listings

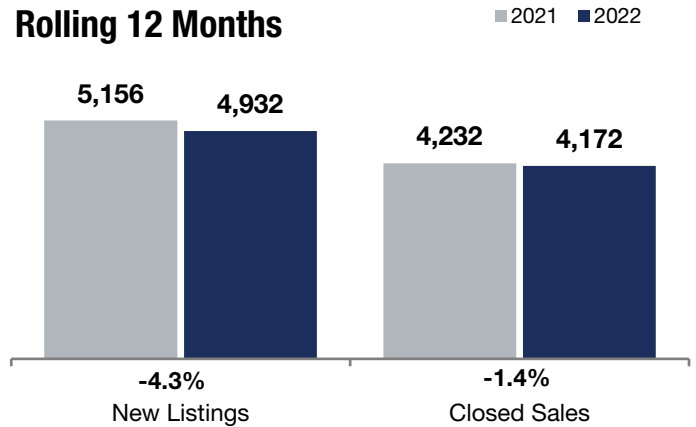
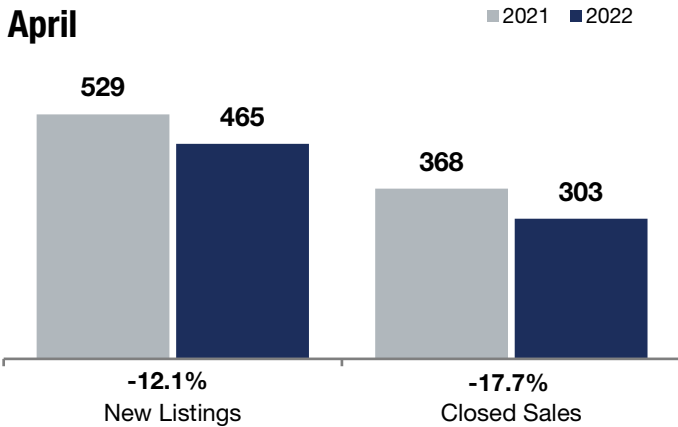
Change in  
Closed Sales

Change in  
Median Sales Price

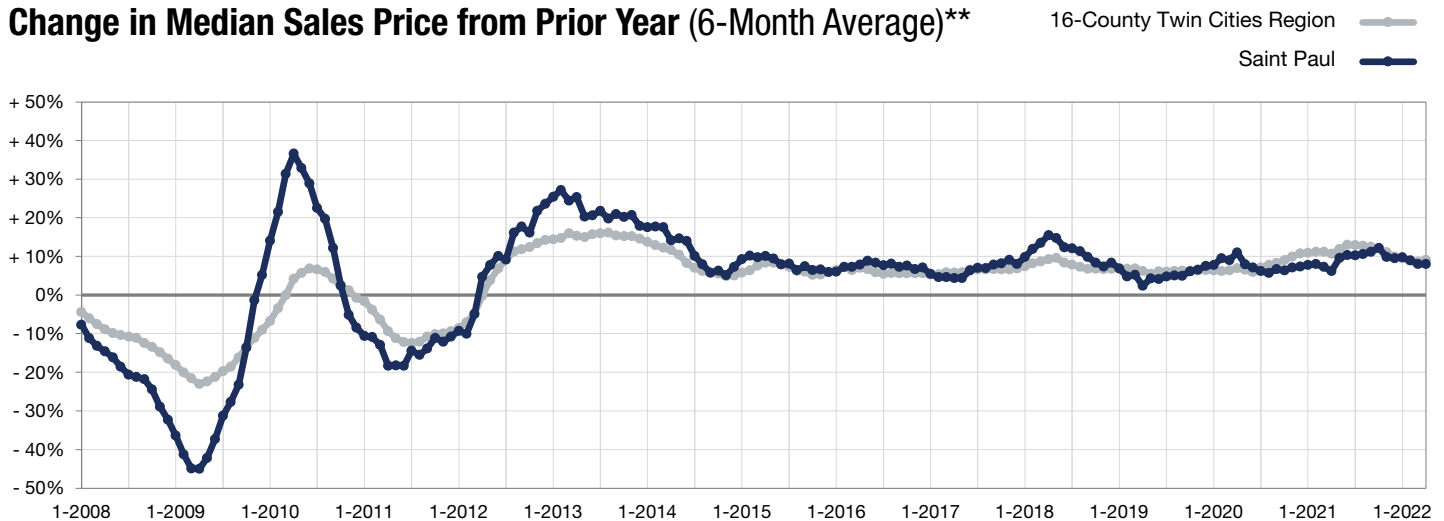
# Saint Paul

	April			Rolling 12 Months		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	529	465	-12.1%	5,156	4,932	-4.3%
Closed Sales	368	303	-17.7%	4,232	4,172	-1.4%
Median Sales Price*	\$258,250	<b>\$290,500</b>	+ 12.5%	\$244,900	<b>\$270,000</b>	+ 10.2%
Average Sales Price*	\$303,306	<b>\$335,819</b>	+ 10.7%	\$282,604	<b>\$311,099</b>	+ 10.1%
Price Per Square Foot*	\$194	<b>\$214</b>	+ 10.3%	\$180	<b>\$197</b>	+ 9.4%
Percent of Original List Price Received*	103.0%	<b>104.0%</b>	+ 1.0%	100.6%	<b>101.5%</b>	+ 0.9%
Days on Market Until Sale	39	<b>30</b>	-23.1%	36	<b>33</b>	-8.3%
Inventory of Homes for Sale	459	<b>359</b>	-21.8%	--	--	--
Months Supply of Inventory	1.3	<b>1.0</b>	-23.1%	--	--	--

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



## 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.

# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	30	29	- 3.3%	315	310	- 1.6%
Como Park	26	27	+ 3.8%	279	270	- 3.2%
Dayton's Bluff	29	32	+ 10.3%	309	273	- 11.7%
Downtown – St Paul	35	34	- 2.9%	346	274	- 20.8%
Greater East Side	45	53	+ 17.8%	516	543	+ 5.2%
Hamline-Midway	20	24	+ 20.0%	226	204	- 9.7%
Highland Park	59	39	- 33.9%	478	423	- 11.5%
Merriam Pk / Lexington-Hamline	33	22	- 33.3%	220	211	- 4.1%
Macalester-Groveland	38	38	0.0%	411	401	- 2.4%
North End	27	22	- 18.5%	337	311	- 7.7%
Payne-Phalen	38	30	- 21.1%	463	476	+ 2.8%
St. Anthony Park	12	10	- 16.7%	97	125	+ 28.9%
Summit Hill	20	16	- 20.0%	172	149	- 13.4%
Summit-University	44	28	- 36.4%	337	292	- 13.4%
Thomas-Dale (Frogtown)	18	21	+ 16.7%	198	196	- 1.0%
West Seventh	26	26	0.0%	214	263	+ 22.9%
West Side	29	13	- 55.2%	223	190	- 14.8%

## Closed Sales

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
	21	18	- 14.3%	289	280	- 3.1%
	11	15	+ 36.4%	266	245	- 7.9%
	23	13	- 43.5%	262	234	- 10.7%
	25	13	- 48.0%	169	161	- 4.7%
	43	30	- 30.2%	468	472	+ 0.9%
	17	11	- 35.3%	210	183	- 12.9%
	35	31	- 11.4%	360	378	+ 5.0%
	19	14	- 26.3%	182	191	+ 4.9%
	24	27	+ 12.5%	343	349	+ 1.7%
	28	19	- 32.1%	291	249	- 14.4%
	32	27	- 15.6%	417	391	- 6.2%
	9	9	0.0%	72	106	+ 47.2%
	9	17	+ 88.9%	119	123	+ 3.4%
	31	23	- 25.8%	237	249	+ 5.1%
	12	7	- 41.7%	164	153	- 6.7%
	12	17	+ 41.7%	163	222	+ 36.2%
	17	11	- 35.3%	204	168	- 17.6%

## Median Sales Price

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	\$250,000	\$299,900	+ 20.0%	\$237,250	\$263,750	+ 11.2%
Como Park	\$271,500	\$318,500	+ 17.3%	\$273,000	\$300,000	+ 9.9%
Dayton's Bluff	\$228,000	\$243,150	+ 6.6%	\$205,000	\$227,000	+ 10.7%
Downtown – St Paul	\$185,000	\$174,000	- 5.9%	\$205,000	\$189,900	- 7.4%
Greater East Side	\$234,500	\$264,750	+ 12.9%	\$220,000	\$245,000	+ 11.4%
Hamline-Midway	\$285,000	\$320,000	+ 12.3%	\$255,000	\$276,000	+ 8.2%
Highland Park	\$400,000	\$438,913	+ 9.7%	\$372,500	\$397,500	+ 6.7%
Merriam Pk / Lexington-Hamline	\$400,000	\$377,500	- 5.6%	\$359,950	\$370,800	+ 3.0%
Macalester-Groveland	\$410,000	\$455,000	+ 11.0%	\$377,000	\$420,000	+ 11.4%
North End	\$200,000	\$225,000	+ 12.5%	\$200,000	\$217,450	+ 8.7%
Payne-Phalen	\$235,000	\$235,000	0.0%	\$219,000	\$230,000	+ 5.0%
St. Anthony Park	\$399,000	\$275,000	- 31.1%	\$320,000	\$325,000	+ 1.6%
Summit Hill	\$452,000	\$350,000	- 22.6%	\$416,250	\$445,675	+ 7.1%
Summit-University	\$338,700	\$350,000	+ 3.3%	\$282,000	\$280,000	- 0.7%
Thomas-Dale (Frogtown)	\$203,200	\$160,000	- 21.3%	\$195,000	\$218,450	+ 12.0%
West Seventh	\$288,875	\$290,000	+ 0.4%	\$250,000	\$286,000	+ 14.4%
West Side	\$265,000	\$255,000	- 3.8%	\$227,000	\$250,000	+ 10.1%

## Days on Market Until Sale

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
	10	6	- 40.0%	19	22	+ 15.8%
	17	16	- 5.9%	20	18	- 10.0%
	25	24	- 4.0%	34	28	- 17.6%
	108	147	+ 36.1%	94	115	+ 22.3%
	20	20	0.0%	26	21	- 19.2%
	10	14	+ 40.0%	18	18	0.0%
	33	15	- 54.5%	42	27	- 35.7%
	20	10	- 50.0%	41	29	- 29.3%
	34	18	- 47.1%	38	24	- 36.8%
	35	26	- 25.7%	33	31	- 6.1%
	24	47	+ 95.8%	32	29	- 9.4%
	33	10	- 69.7%	38	37	- 2.6%
	112	69	- 38.4%	75	73	- 2.7%
	97	30	- 69.1%	66	51	- 22.7%
	42	75	+ 78.6%	31	28	- 9.7%
	45	15	- 66.7%	29	39	+ 34.5%
	14	20	+ 42.9%	28	28	0.0%

## Pct. Of Original Price Received

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Battle Creek – Highwood	105.2%	108.4%	+ 3.0%	102.7%	103.2%	+ 0.5%
Como Park	107.9%	105.8%	- 1.9%	102.1%	103.7%	+ 1.6%
Dayton's Bluff	107.2%	107.3%	+ 0.1%	101.4%	102.2%	+ 0.8%
Downtown – St Paul	96.2%	96.2%	0.0%	95.6%	95.6%	0.0%
Greater East Side	104.9%	103.9%	- 1.0%	102.2%	103.4%	+ 1.2%
Hamline-Midway	107.7%	107.8%	+ 0.1%	103.6%	103.3%	- 0.3%
Highland Park	102.3%	107.1%	+ 4.7%	99.9%	101.3%	+ 1.4%
Merriam Pk / Lexington-Hamline	101.4%	106.1%	+ 4.6%	98.0%	101.9%	+ 4.0%
Macalester-Groveland	101.8%	105.7%	+ 3.8%	100.0%	101.4%	+ 1.4%
North End	102.0%	104.6%	+ 2.5%	100.3%	100.9%	+ 0.6%
Payne-Phalen	105.2%	105.3%	+ 0.1%	101.2%	101.3%	+ 0.1%
St. Anthony Park	102.7%	99.0%	- 3.6%	98.5%	99.5%	+ 1.0%
Summit Hill	97.5%	96.8%	- 0.7%	96.5%	97.0%	+ 0.5%
Summit-University	97.4%	96.8%	- 0.6%	98.1%	97.8%	- 0.3%
Thomas-Dale (Frogtown)	101.5%	99.5%	- 2.0%	99.9%	101.9%	+ 2.0%
West Seventh	105.6%	107.8%	+ 2.1%	101.0%	101.8%	+ 0.8%
West Side	106.6%	105.0%	- 1.5%	101.7%	103.2%	+ 1.5%

## Inventory

	4-2021	4-2022	+ / -	4-2021	4-2022	+ / -
	21	14	- 33.3%	0.9	0.6	- 33.3%
	14	15	+ 7.1%	0.6	0.8	+ 33.3%
	26	26	0.0%	1.2	1.3	+ 8.3%
	76	66	- 13.2%	5.2	4.9	- 5.8%
	25	24	- 4.0%	0.6	0.6	0.0%
	11	11	0.0%	0.6	0.7	+ 16.7%
	39	33	- 15.4%	1.2	1.1	- 8.3%
	22	12	- 45.5%	1.4	0.8	- 42.9%
	29	26	- 10.3%	1.0	0.9	- 10.0%
	21	13	- 38.1%	0.8	0.7	- 12.5%
	22	21	- 4.5%	0.6	0.7	+ 16.7%
	15	8	- 46.7%	2.4	0.9	- 62.5%
	27	18	- 33.3%	2.6	1.8	- 30.8%
	52	24	- 53.8%	2.5	1.2	- 52.0%
	12	17	+ 41.7%	0.8	1.4	+ 75.0%
	25	20	- 20.0%	1.7	1.1	- 35.3%
	22	11	- 50.0%	1.3	0.8	- 38.5%

## Months Supply

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