

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE SAINT PAUL AREA ASSOCIATION OF REALTORS®



+ 10.4%

Change in
New Listings

+ 2.7%

Change in
Closed Sales

+ 11.0%

Change in
Median Sales Price

Saint Paul

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	134	148	+ 10.4%	4,630	4,572	-1.3%
Closed Sales	258	265	+ 2.7%	3,753	3,582	-4.6%
Median Sales Price*	\$199,950	\$222,000	+ 11.0%	\$212,000	\$225,000	+ 6.1%
Average Sales Price*	\$235,628	\$261,033	+ 10.8%	\$250,655	\$262,462	+ 4.7%
Price Per Square Foot*	\$152	\$163	+ 7.7%	\$161	\$168	+ 4.5%
Percent of Original List Price Received*	95.6%	96.5%	+ 0.9%	99.3%	99.1%	-0.2%
Days on Market Until Sale	52	50	-3.8%	41	41	0.0%
Inventory of Homes for Sale	486	386	-20.6%	--	--	--
Months Supply of Inventory	1.6	1.3	-18.8%	--	--	--

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

December

■ 2018 ■ 2019



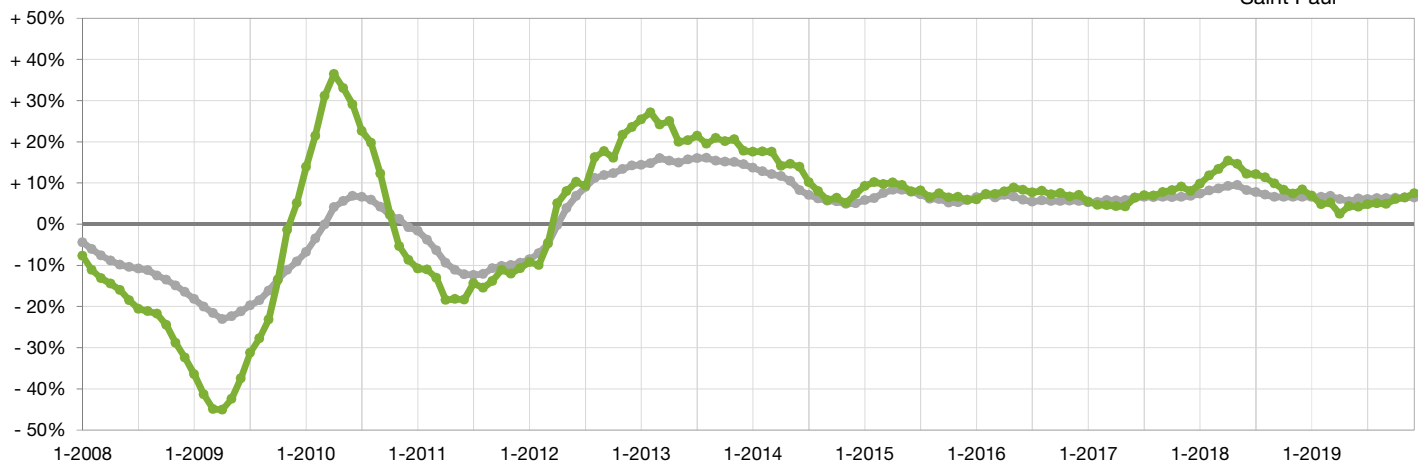
Year to Date

■ 2018 ■ 2019



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.

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New Listings

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Battle Creek – Highwood	13	9	- 30.8%	319	285	- 10.7%
Como Park	4	7	+ 75.0%	309	297	- 3.9%
Dayton's Bluff	10	10	0.0%	264	268	+ 1.5%
Downtown – St Paul	3	5	+ 66.7%	205	199	- 2.9%
Greater East Side	18	19	+ 5.6%	503	441	- 12.3%
Hamline-Midway	3	3	0.0%	163	153	- 6.1%
Highland Park	12	12	0.0%	430	417	- 3.0%
Merriam Pk / Lexington-Hamline	8	4	- 50.0%	193	195	+ 1.0%
Macalester-Groveland	10	9	- 10.0%	367	417	+ 13.6%
North End	11	12	+ 9.1%	300	291	- 3.0%
Payne-Phalen	8	15	+ 87.5%	427	471	+ 10.3%
St. Anthony Park	3	3	0.0%	103	98	- 4.9%
Summit Hill	4	4	0.0%	154	132	- 14.3%
Summit-University	7	6	- 14.3%	316	312	- 1.3%
Thomas-Dale (Frogtown)	8	10	+ 25.0%	151	163	+ 7.9%
West Seventh	5	14	+ 180.0%	202	211	+ 4.5%
West Side	7	7	0.0%	222	223	+ 0.5%

Closed Sales

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Battle Creek – Highwood	25	20	- 20.0%	272	247	- 9.2%
Como Park	17	17	0.0%	281	250	- 11.0%
Dayton's Bluff	11	12	+ 9.1%	222	202	- 9.0%
Downtown – St Paul	9	8	- 11.1%	157	170	+ 8.3%
Greater East Side	32	29	- 9.4%	432	375	- 13.2%
Hamline-Midway	10	12	+ 20.0%	152	136	- 10.5%
Highland Park	14	17	+ 21.4%	323	318	- 1.5%
Merriam Pk / Lexington-Hamline	10	10	0.0%	156	139	- 10.9%
Macalester-Groveland	16	26	+ 62.5%	305	305	0.0%
North End	20	17	- 15.0%	239	226	- 5.4%
Payne-Phalen	33	31	- 6.1%	341	364	+ 6.7%
St. Anthony Park	4	6	+ 50.0%	78	86	+ 10.3%
Summit Hill	4	6	+ 50.0%	102	88	- 13.7%
Summit-University	19	16	- 15.8%	243	213	- 12.3%
Thomas-Dale (Frogtown)	12	12	0.0%	116	129	+ 11.2%
West Seventh	14	14	0.0%	171	152	- 11.1%
West Side	8	11	+ 37.5%	161	182	+ 13.0%

Median Sales Price

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Battle Creek – Highwood	\$198,000	\$249,500	+ 26.0%	\$209,500	\$219,900	+ 5.0%
Como Park	\$231,000	\$248,093	+ 7.4%	\$240,000	\$253,000	+ 5.4%
Dayton's Bluff	\$178,000	\$173,500	- 2.5%	\$174,450	\$175,000	+ 0.3%
Downtown – St Paul	\$187,900	\$231,000	+ 22.9%	\$193,250	\$205,900	+ 6.5%
Greater East Side	\$186,700	\$193,750	+ 3.8%	\$185,100	\$199,500	+ 7.8%
Hamline-Midway	\$226,200	\$218,500	- 3.4%	\$218,000	\$223,500	+ 2.5%
Highland Park	\$327,585	\$338,000	+ 3.2%	\$325,000	\$334,450	+ 2.9%
Merriam Pk / Lexington-Hamline	\$249,750	\$304,000	+ 21.7%	\$325,000	\$335,000	+ 3.1%
Macalester-Groveland	\$320,000	\$326,000	+ 1.9%	\$351,000	\$354,950	+ 1.1%
North End	\$151,500	\$200,000	+ 32.0%	\$160,000	\$173,950	+ 8.7%
Payne-Phalen	\$171,750	\$189,000	+ 10.0%	\$179,900	\$201,000	+ 11.7%
St. Anthony Park	\$367,500	\$416,429	+ 13.3%	\$280,900	\$302,950	+ 7.8%
Summit Hill	\$374,000	\$467,500	+ 25.0%	\$418,000	\$454,950	+ 8.8%
Summit-University	\$282,000	\$226,500	- 19.7%	\$244,250	\$251,000	+ 2.8%
Thomas-Dale (Frogtown)	\$160,000	\$165,000	+ 3.1%	\$165,000	\$180,000	+ 9.1%
West Seventh	\$227,400	\$247,500	+ 8.8%	\$229,930	\$230,000	+ 0.0%
West Side	\$213,120	\$212,000	- 0.5%	\$191,000	\$209,000	+ 9.4%

Days on Market Until Sale

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Battle Creek – Highwood	36	34	- 5.6%	36	32	- 11.1%
Como Park	35	40	+ 14.3%	29	30	+ 3.4%
Dayton's Bluff	39	50	+ 28.2%	39	38	- 2.6%
Downtown – St Paul	98	97	- 1.0%	74	71	- 4.1%
Greater East Side	48	33	- 31.3%	34	33	- 2.9%
Hamline-Midway	32	43	+ 34.4%	24	25	+ 4.2%
Highland Park	96	49	- 49.0%	47	40	- 14.9%
Merriam Pk / Lexington-Hamline	68	107	+ 57.4%	47	55	+ 17.0%
Macalester-Groveland	51	57	+ 11.8%	40	41	+ 2.5%
North End	46	38	- 17.4%	35	36	+ 2.9%
Payne-Phalen	59	46	- 22.0%	37	35	- 5.4%
St. Anthony Park	67	48	- 28.4%	40	41	+ 2.5%
Summit Hill	117	68	- 41.9%	58	73	+ 25.9%
Summit-University	51	67	+ 31.4%	57	59	+ 3.5%
Thomas-Dale (Frogtown)	39	50	+ 28.2%	39	41	+ 5.1%
West Seventh	41	36	- 12.2%	38	43	+ 13.2%
West Side	57	49	- 14.0%	37	46	+ 24.3%

Pct. Of Original Price Received

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Battle Creek – Highwood	98.1%	97.5%	- 0.6%	99.8%	100.1%	+ 0.3%
Como Park	97.9%	98.3%	+ 0.4%	100.0%	99.9%	- 0.1%
Dayton's Bluff	92.4%	97.7%	+ 5.7%	98.8%	98.5%	- 0.3%
Downtown – St Paul	96.2%	92.9%	- 3.4%	97.0%	97.6%	+ 0.6%
Greater East Side	98.0%	96.4%	- 1.6%	100.5%	99.7%	- 0.8%
Hamline-Midway	93.5%	97.1%	+ 3.9%	100.3%	100.7%	+ 0.4%
Highland Park	93.5%	96.4%	+ 3.1%	98.7%	98.8%	+ 0.1%
Merriam Pk / Lexington-Hamline	93.2%	95.1%	+ 2.0%	99.0%	97.3%	- 1.7%
Macalester-Groveland	95.4%	95.6%	+ 0.2%	99.6%	97.7%	- 1.9%
North End	92.9%	96.7%	+ 4.1%	99.8%	98.9%	- 0.9%
Payne-Phalen	95.1%	96.0%	+ 0.9%	99.7%	100.9%	+ 1.2%
St. Anthony Park	94.5%	102.9%	+ 8.9%	98.2%	98.8%	+ 0.6%
Summit Hill	98.1%	93.9%	- 4.3%	98.6%	97.5%	- 1.1%
Summit-University	96.0%	95.8%	- 0.2%	97.8%	97.7%	- 0.1%
Thomas-Dale (Frogtown)	93.7%	93.4%	- 0.3%	99.2%	98.8%	- 0.4%
West Seventh	97.0%	97.5%	+ 0.5%	99.4%	98.8%	- 0.6%
West Side	95.7%	97.4%	+ 1.8%	99.2%	99.4%	+ 0.2%

Inventory

	12-2018	12-2019	+ / -	12-2018	12-2019	+ / -
Battle Creek – Highwood	24	15	- 37.5%	1.1	0.7	- 36.4%
Como Park	18	12	- 33.3%	0.8	0.6	- 25.0%
Dayton's Bluff	23	21	- 8.7%	1.2	1.3	+ 8.3%
Downtown – St Paul	38	20	- 47.4%	3.0	1.4	- 53.3%
Greater East Side	37	39	+ 5.4%	1.0	1.3	+ 30.0%
Hamline-Midway	9	10	+ 11.1%	0.7	0.9	+ 28.6%
Highland Park	43	35	- 18.6%	1.6	1.3	- 18.8%
Merriam Pk / Lexington-Hamline	23	13	- 43.5%	1.8	1.1	- 38.9%
Macalester-Groveland	42	35	- 16.7%	1.6	1.4	- 12.5%
North End	35	19	- 45.7%	1.8	1.0	- 44.4%
Payne-Phalen	44	46	+ 4.5%	1.6	1.5	- 6.3%
St. Anthony Park	8	5	- 37.5%	1.1	0.7	- 36.4%
Summit Hill	25	18	- 28.0%	2.9	2.3	- 20.7%
Summit-University	43	39	- 9.3%	2.2	2.2	0.0%
Thomas-Dale (Frogtown)	26	14	- 46.2%	2.8	1.3	- 53.6%
West Seventh	19	28	+ 47.4%	1.3	2.2	+ 69.2%
West Side	29	18	- 37.9%	2.1	1.2	- 42.9%

Months Supply