

Local Market Update – December 2025

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



Saint Paul – Macalester- Groveland

- 20.0%

Change in
New Listings

+ 36.4%

Change in
Closed Sales

+ 2.0%

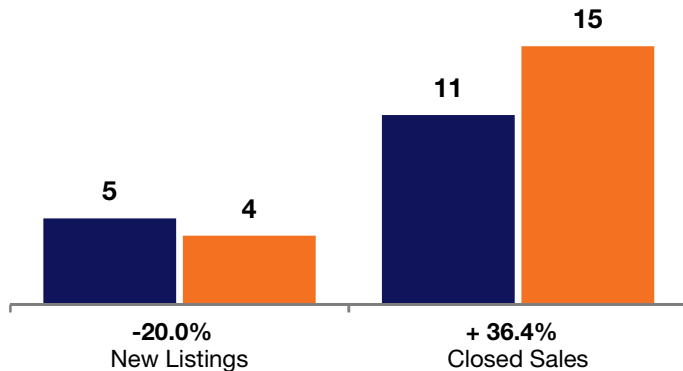
Change in
Median Sales Price

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	5	4	-20.0%	284	276	-2.8%
Closed Sales	11	15	+ 36.4%	236	229	-3.0%
Median Sales Price*	\$424,500	\$433,000	+ 2.0%	\$431,000	\$453,000	+ 5.1%
Average Sales Price*	\$422,045	\$483,450	+ 14.5%	\$468,828	\$498,035	+ 6.2%
Price Per Square Foot*	\$251	\$275	+ 9.5%	\$254	\$266	+ 4.8%
Percent of Original List Price Received*	97.6%	98.7%	+ 1.1%	100.1%	101.3%	+ 1.2%
Days on Market Until Sale	32	35	+ 9.4%	36	35	-2.8%
Inventory of Homes for Sale	21	19	-9.5%	--	--	--
Months Supply of Inventory	1.1	1.0	-9.1%	--	--	--

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

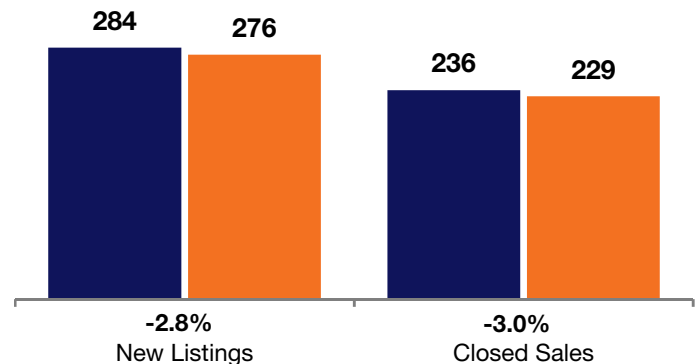
December

■ 2024 ■ 2025



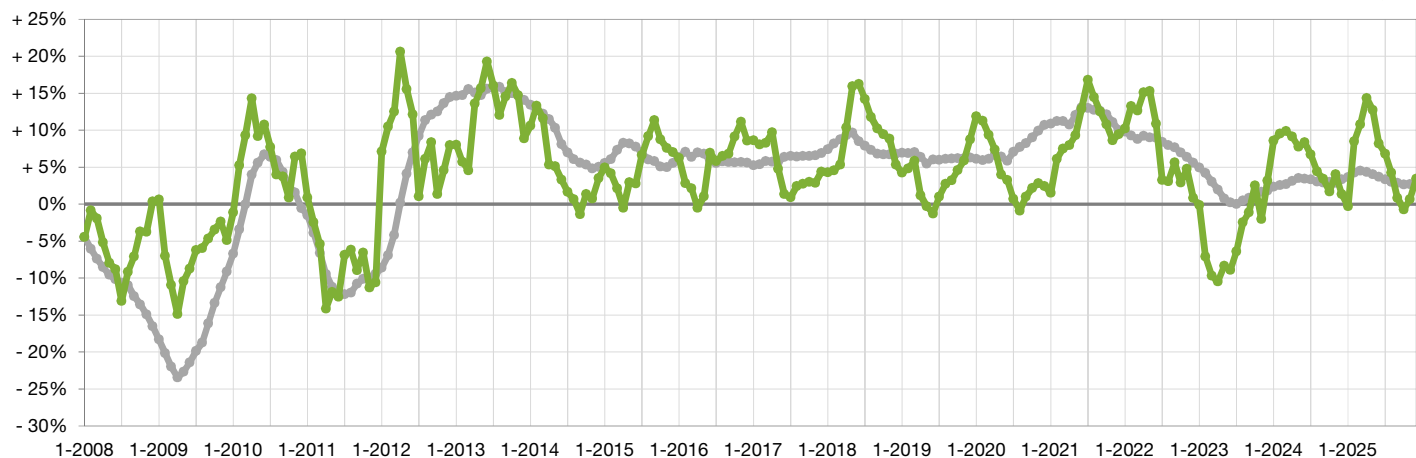
Year to Date

■ 2024 ■ 2025



Change in Median Sales Price from Prior Year (6-Month Average)**

16-County Twin Cities Region —
Saint Paul – Macalester-Groveland —



** 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.