

Local Market Update – December 2025

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



Saint Paul – Macalester- Groveland

- 20.0% + 36.4% + 2.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

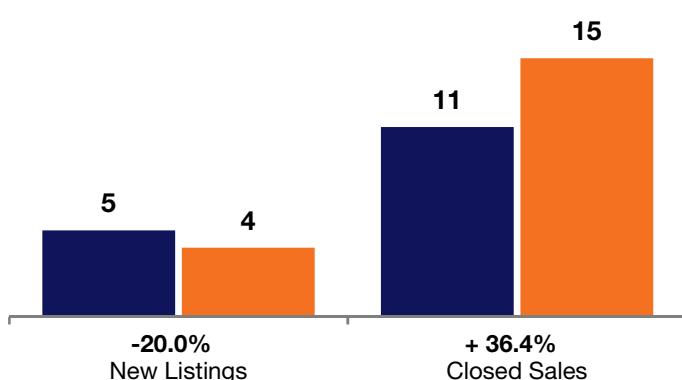
Year to Date

| | 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.

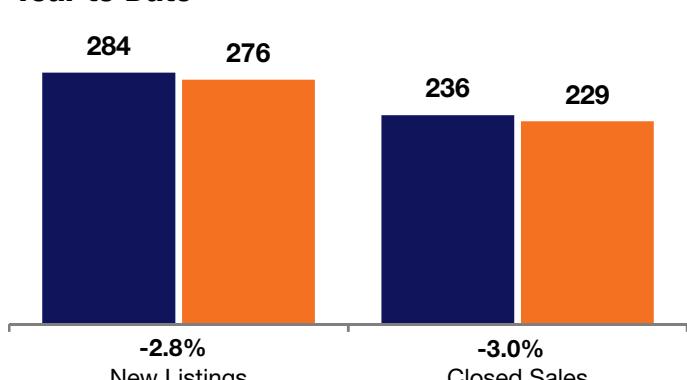
December

■ 2024 ■ 2025



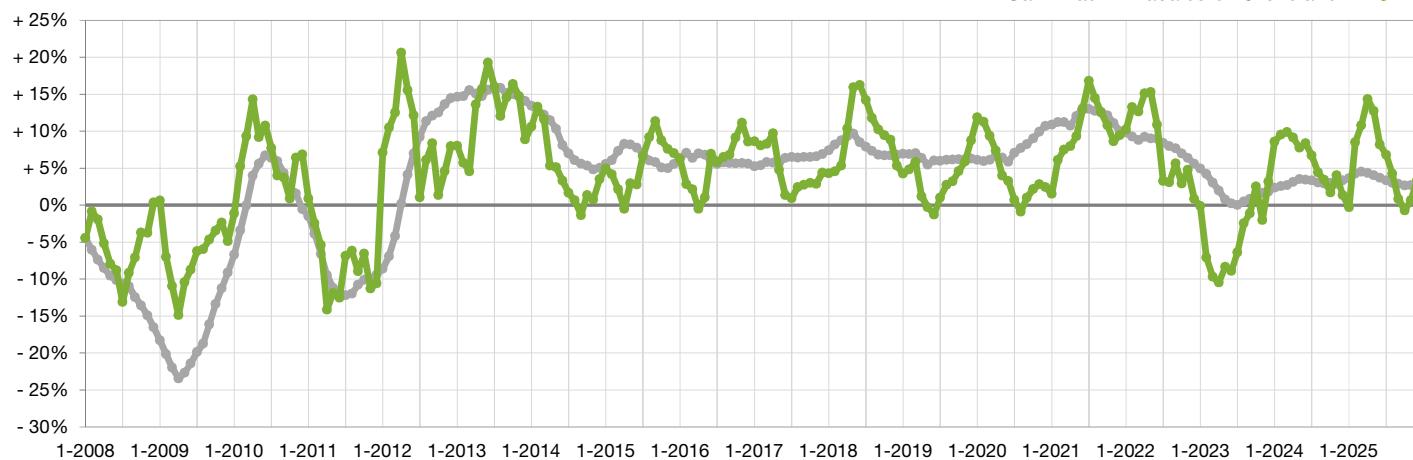
Year to Date

■ 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.