

The 100+

Market Updates for 205 Twin Cities Communities

A free research tool from the Saint Paul Area Association of REALTORS®

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Saint Paul

Ramsey County, MN

September

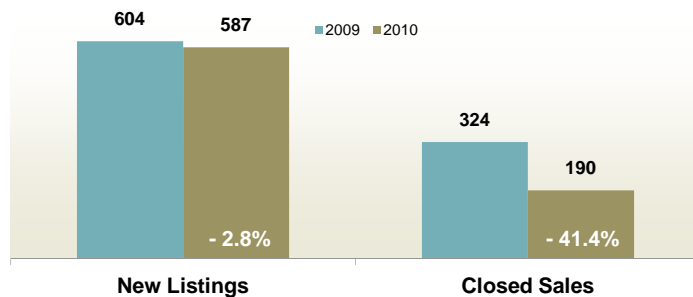
Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	604	587	- 2.8%	5,070	4,942	- 2.5%
Closed Sales	324	190	- 41.4%	2,925	2,318	- 20.8%
Median Sales Price	\$127,400	\$113,000	- 11.3%	\$118,283	\$125,000	+ 5.7%
Average Sales Price	\$141,157	\$149,444	+ 5.9%	\$139,976	\$151,531	+ 8.3%
Percent of Original List Price Received at Sale*	94.8%	91.8%	- 3.1%	92.0%	93.5%	+ 1.7%
Average Days on Market Until Sale**	111	114	+ 3.1%	130	113	- 13.0%
Single-Family Detached Inventory	1,283	1,469	+ 14.5%	--	--	--
Townhouse-Condo Inventory	412	370	- 10.2%	--	--	--

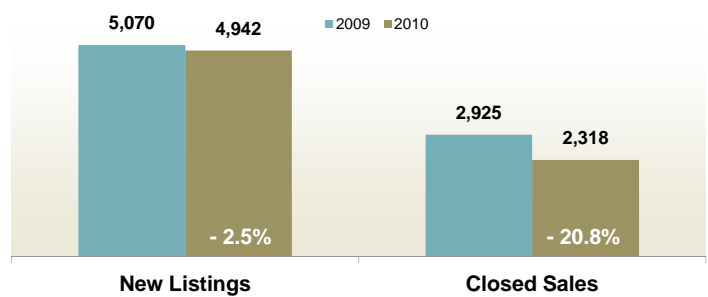
*Does not account for list prices from any previous listing contracts

**City market time figures are based on Cumulative Days on Market, which does account for previous listing contracts

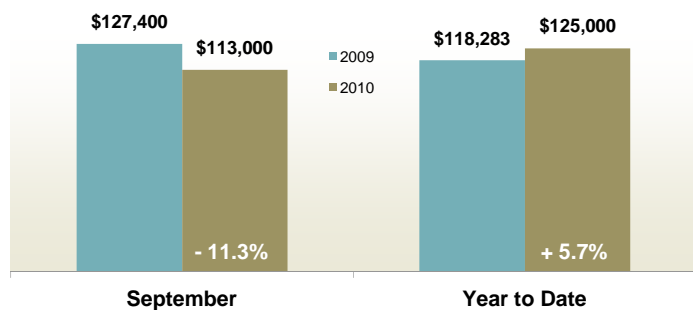
Activity—Most Recent Month



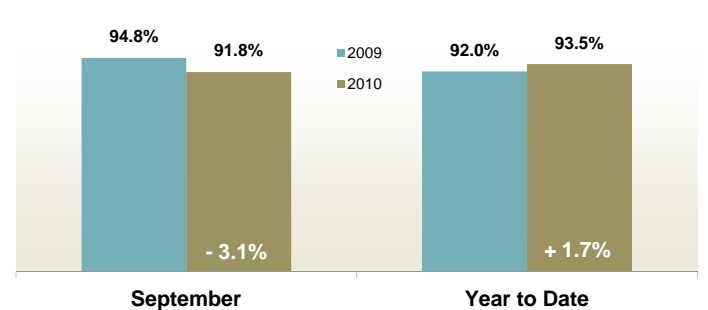
Activity—Year to Date



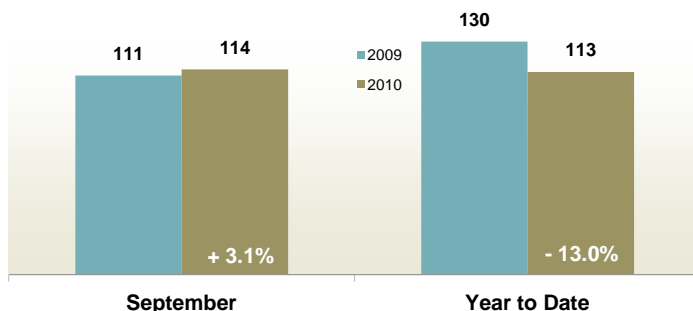
Median Sales Price



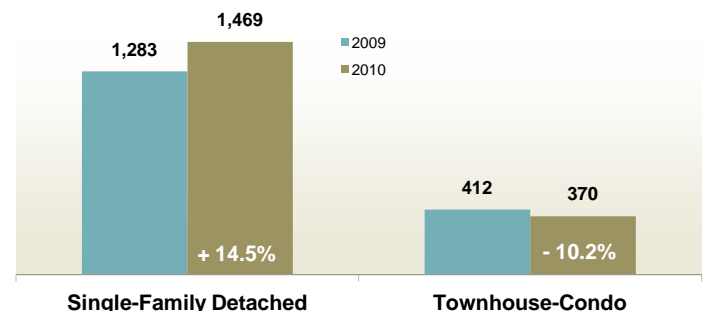
Percent of Original List Price Received



Average Days on Market Until Sale



Inventory of Homes for Sale



Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved. For broader historical market information, please feel free to contact us.

All data from the Regional Multiple Listing Service. Reports are created and maintained by 10K Research and Marketing.

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New Listings

Closed Sales

	Sep 2009	Sep 2010	Change	YTD 2009	YTD 2010	Change	Sep 2009	Sep 2010	Change	YTD 2009	YTD 2010	Change
Como	28	30	+ 7.1%	283	293	+ 3.5%	17	7	- 58.8%	177	124	- 29.9%
Crocus Hill	40	45	+ 12.5%	358	354	- 1.1%	19	10	- 47.4%	150	130	- 13.3%
Downtown Saint Paul	40	40	- 0.0%	309	306	- 1.0%	12	10	- 16.7%	92	113	+ 22.8%
East Side	151	113	- 25.2%	1184	1047	- 11.6%	94	55	- 41.5%	708	564	- 20.3%
Highland Park	43	42	- 2.3%	341	380	+ 11.4%	21	19	- 9.5%	199	143	- 28.1%
Mac-Groveland	31	36	+ 16.1%	295	311	+ 5.4%	19	9	- 52.6%	199	177	- 11.1%
Merriam Park	21	19	- 9.5%	164	166	+ 1.2%	15	4	- 73.3%	87	71	- 18.4%
North End/Frogstown	54	62	+ 14.8%	524	488	- 6.9%	30	14	- 53.3%	370	233	- 37.0%
Phalen	83	88	+ 6.0%	687	702	+ 2.2%	43	36	- 16.3%	425	348	- 18.1%
Southeast	16	32	+ 100.0%	195	185	- 5.1%	10	6	- 40.0%	113	88	- 22.1%
St. Anthony/Midway	38	36	- 5.3%	277	321	+ 15.9%	13	11	- 15.4%	165	136	- 17.6%
West 7th	24	20	- 16.7%	158	153	- 3.2%	8	2	- 75.0%	77	74	3.9%
West Side/Cherokee	34	24	- 29.4%	279	228	- 18.3%	22	6	- 72.7%	154	106	31.2%

Median Sales Price

Percent of Original List Price Received

	Sep 2009	Sep 2010	Change	YTD 2009	YTD 2010	Change	Sep 2009	Sep 2010	Change	YTD 2009	YTD 2010	Change
Como	\$175,000	\$114,000	- 34.9%	\$179,500	\$176,400	- 1.7%	94.0%	93.8%	- 0.2%	93.4%	94.7%	+ 1.4%
Crocus Hill	\$190,000	\$200,000	+ 5.3%	\$219,000	\$219,500	+ 0.2%	91.4%	93.5%	+ 2.3%	90.2%	89.5%	- 0.7%
Downtown Saint Paul	\$212,350	\$129,750	- 38.9%	\$159,563	\$163,300	+ 2.3%	93.7%	88.8%	- 5.2%	92.4%	90.3%	- 2.2%
East Side	\$99,900	\$90,000	- 9.9%	\$87,600	\$97,000	+ 10.7%	95.1%	91.4%	- 3.8%	91.7%	94.4%	+ 2.9%
Highland Park	\$212,000	\$236,500	+ 11.6%	\$222,050	\$230,000	+ 3.6%	93.9%	92.4%	- 1.6%	91.6%	92.6%	+ 1.2%
Mac-Groveland	\$259,000	\$300,000	+ 15.8%	\$244,000	\$251,000	+ 2.9%	97.6%	89.9%	- 7.8%	94.7%	92.9%	- 1.8%
Merriam Park	\$220,000	\$281,000	+ 27.7%	\$220,000	\$227,500	+ 3.4%	92.2%	91.4%	- 0.8%	94.4%	93.8%	- 0.6%
North End/Frogstown	\$50,000	\$62,500	+ 25.0%	\$48,000	\$65,000	+ 35.4%	92.8%	96.3%	+ 3.7%	90.1%	94.8%	+ 5.2%
Phalen	\$84,400	\$82,750	- 2.0%	\$76,000	\$86,480	+ 13.8%	98.0%	87.3%	- 10.9%	91.3%	93.5%	+ 2.4%
Southeast	\$130,000	\$132,000	+ 1.5%	\$148,450	\$142,000	- 4.3%	106.1%	87.4%	- 17.6%	93.3%	93.6%	+ 0.4%
St. Anthony/Midway	\$150,000	\$159,000	+ 6.0%	\$156,000	\$147,100	- 5.7%	87.8%	103.2%	+ 17.6%	93.3%	95.0%	+ 1.8%
West 7th	\$124,303	\$122,694	- 1.3%	\$103,000	\$137,500	+ 33.5%	93.5%	110.1%	+ 17.8%	94.9%	95.3%	+ 0.4%
West Side/Cherokee	\$120,950	\$68,000	- 43.8%	\$105,500	\$112,500	+ 6.6%	93.7%	90.3%	- 3.5%	90.1%	92.0%	+ 2.0%

Average Days on Market Until Sale

Single-Family Detached Inventory

Townhouse-Condo Inventory

	Sep 2009	Sep 2010	Change	YTD 2009	YTD 2010	Change	Sep 2009	Sep 2010	Change	YTD 2009	YTD 2010	Change
Como	86	52	- 39.7%	102	86	- 15.6%	61	104	+ 70.5%	7	5	- 28.6%
Crocus Hill	110	119	+ 8.8%	177	163	- 7.8%	63	58	- 7.9%	99	106	+ 7.1%
Downtown Saint Paul	172	256	+ 48.9%	161	199	+ 23.5%	1	2	+ 100.0%	158	138	- 12.7%
East Side	97	93	- 4.0%	132	102	- 22.7%	339	341	+ 0.6%	12	12	- 0.0%
Highland Park	97	90	- 8.0%	102	104	+ 1.8%	85	123	+ 44.7%	29	29	- 0.0%
Mac-Groveland	102	88	- 13.2%	116	102	- 11.9%	81	88	+ 8.6%	11	8	- 27.3%
Merriam Park	96	115	+ 20.0%	102	103	+ 1.2%	45	53	+ 17.8%	13	8	- 38.5%
North End/Frogstown	131	84	- 35.6%	131	108	- 17.0%	145	173	+ 19.3%	9	5	- 44.4%
Phalen	132	136	+ 3.5%	144	112	- 22.3%	201	235	+ 16.9%	19	13	- 31.6%
Southeast	83	197	+ 137.3%	150	123	- 17.6%	59	66	+ 11.9%	5	10	+ 100.0%
St. Anthony/Midway	59	81	+ 37.7%	108	96	- 11.4%	72	91	+ 26.4%	24	19	- 20.8%
West 7th	54	17	- 69.3%	76	97	+ 29.0%	47	52	+ 10.6%	6	6	- 0.0%
West Side/Cherokee	188	212	+ 13.0%	147	123	- 16.4%	82	82	- 0.0%	18	10	- 44.4%

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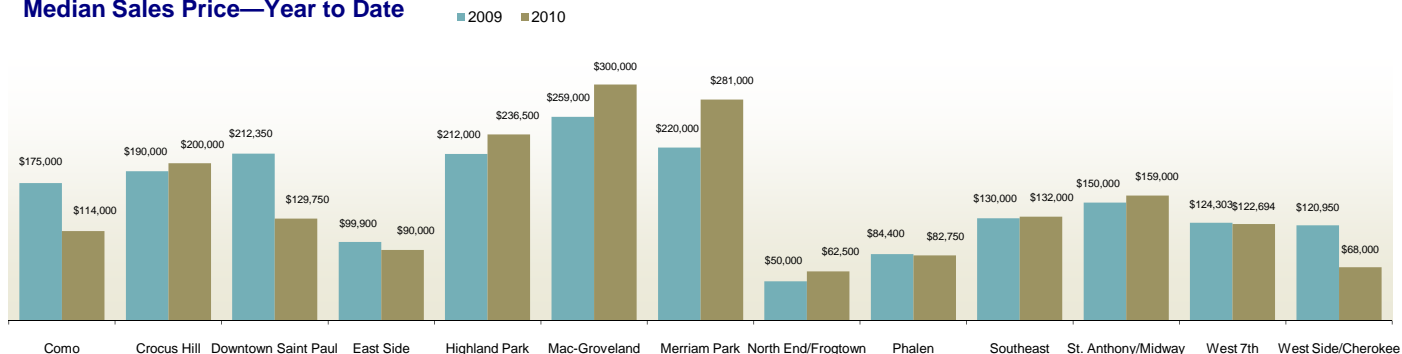
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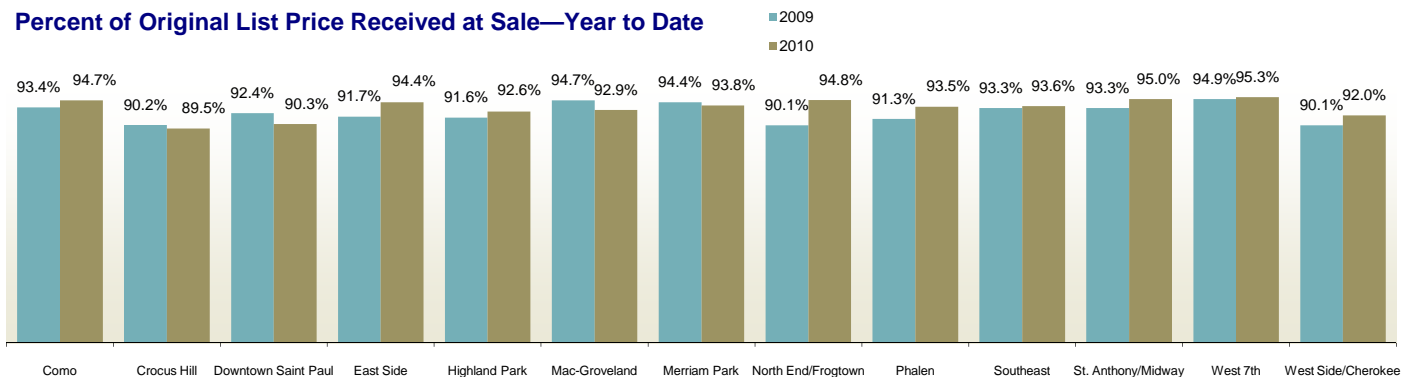
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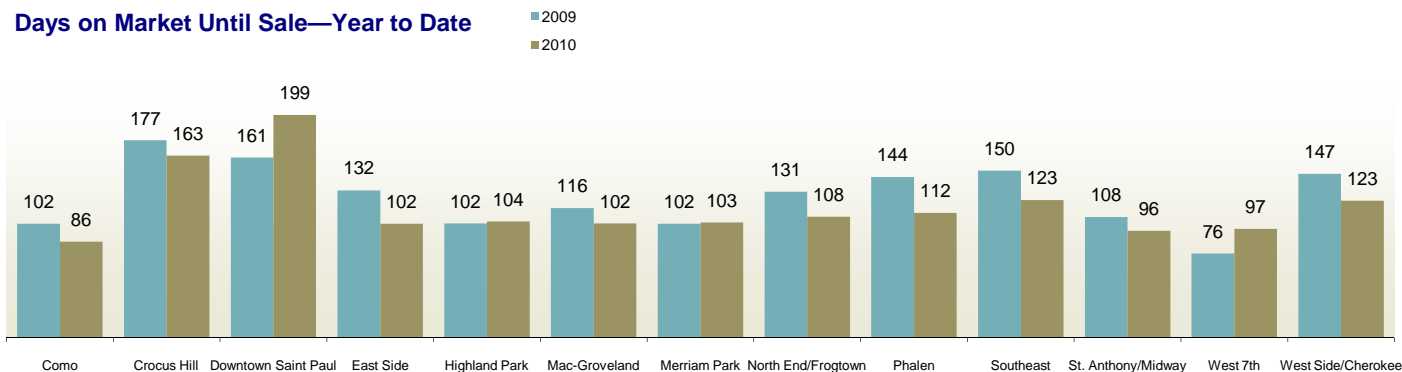
Median Sales Price—Year to Date



Percent of Original List Price Received at Sale—Year to Date



Days on Market Until Sale—Year to Date



Current Inventory

