

The 100+

Market Updates for 205 Twin Cities Communities

A free research tool from the Minneapolis Area Association of REALTORS®
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MINNEAPOLIS Area Association
of REALTORS®

Saint Paul

Ramsey County, MN

February

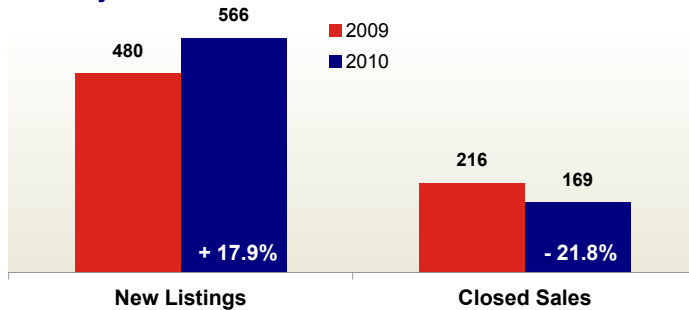
Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	480	566	+ 17.9%	1,027	1,026	- 0.1%
Closed Sales	216	169	- 21.8%	391	353	- 9.7%
Median Sales Price	\$92,000	\$99,900	+ 8.6%	\$88,000	\$105,000	+ 19.3%
Average Sales Price	\$114,558	\$130,353	+ 13.8%	\$112,459	\$130,695	+ 16.2%
Percent of Original List Price Received at Sale*	89.4%	94.0%	+ 5.1%	89.3%	93.3%	+ 4.4%
Average Days on Market Until Sale**	143	126	- 11.8%	149	128	- 14.1%
Single-Family Detached Inventory	1,484	1,149	- 22.6%	--	--	--
Townhouse-Condo Inventory	386	349	- 9.6%	--	--	--

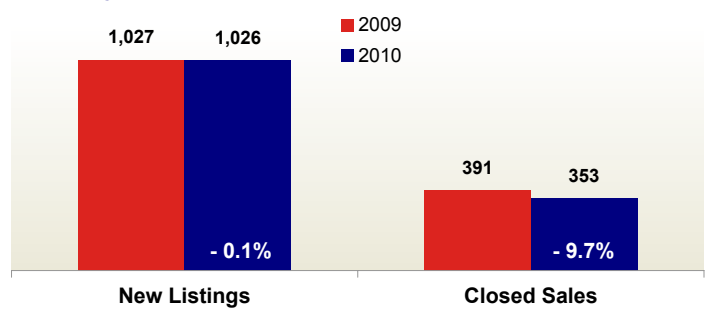
*Does not account for list prices from any previous listing contracts

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

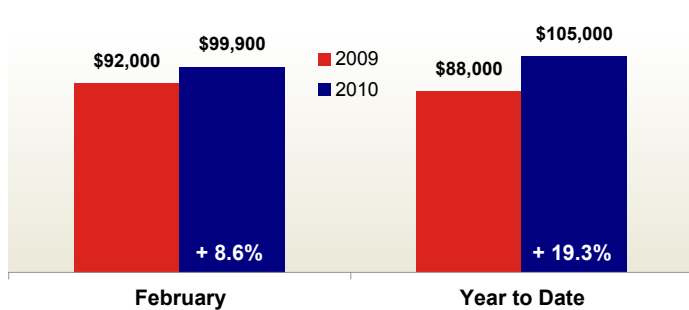
Activity—Most Recent Month



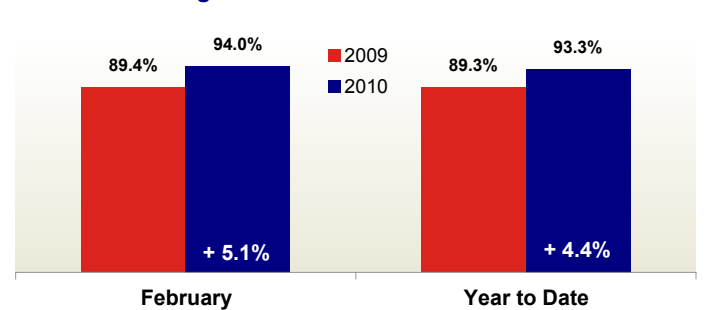
Activity—Year to Date



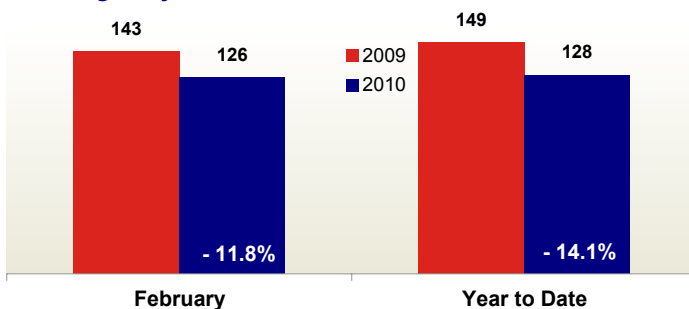
Median Sales Price



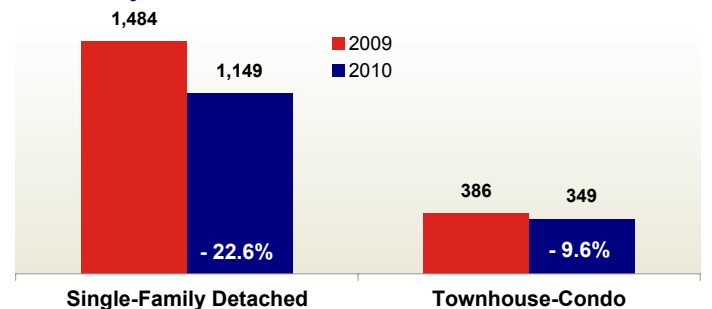
Percent of Original List Price Received



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.



New Listings

Closed Sales

	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change
Como	27	34	+ 25.9%	55	57	+ 3.6%	12	5	- 58.3%	16	11	- 31.3%
Crocus Hill	32	50	+ 56.3%	71	83	+ 16.9%	12	5	- 58.3%	24	10	- 58.3%
Downtown Saint Paul	33	46	+ 39.4%	64	88	+ 37.5%	4	9	+ 125.0%	8	16	+ 100.0%
East Side	111	123	+ 10.8%	250	210	- 16.0%	46	43	- 6.5%	91	88	- 3.3%
Highland Park	35	40	+ 14.3%	71	67	- 5.6%	13	4	- 69.2%	23	16	- 30.4%
Mac-Groveland	22	37	+ 68.2%	46	59	+ 28.3%	12	10	- 16.7%	20	21	+ 5.0%
Merriam Park	14	21	+ 50.0%	27	35	+ 29.6%	5	8	+ 60.0%	10	14	+ 40.0%
North End/Frogtown	66	61	- 7.6%	129	103	- 20.2%	29	23	- 20.7%	57	45	- 21.1%
Phalen	60	64	+ 6.7%	144	134	- 6.9%	37	30	- 18.9%	69	61	- 11.6%
Southeast	20	15	- 25.0%	31	36	+ 16.1%	9	6	- 33.3%	12	12	- 0.0%
St. Anthony/Midway	15	29	+ 93.3%	43	66	+ 53.5%	11	9	- 18.2%	19	20	+ 5.3%
West 7th	18	17	- 5.6%	31	31	- 0.0%	8	5	- 37.5%	13	10	- 23.1%
West Side/Cherokee	27	28	+ 3.7%	63	53	- 15.9%	19	11	- 42.1%	30	27	- 10.0%

Median Sales Price

Percent of Original List Price Received

	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change
Como	\$187,900	\$209,900	+ 11.7%	\$199,900	\$176,000	- 12.0%	89.3%	90.4%	+ 1.2%	89.6%	94.6%	+ 5.6%
Crocus Hill	\$97,000	\$347,000	+ 257.7%	\$79,000	\$403,000	+ 410.1%	90.5%	77.6%	- 14.3%	89.7%	79.0%	- 11.9%
Downtown Saint Paul	\$143,750	\$156,600	+ 8.9%	\$102,750	\$171,500	+ 66.9%	93.1%	90.0%	- 3.4%	88.6%	88.9%	+ 0.3%
East Side	\$80,450	\$86,470	+ 7.5%	\$78,450	\$89,400	+ 14.0%	89.9%	97.6%	+ 8.6%	91.8%	95.5%	+ 4.0%
Highland Park	\$219,000	\$230,250	+ 5.1%	\$224,000	\$206,750	- 7.7%	86.7%	95.7%	+ 10.4%	88.3%	91.6%	+ 3.7%
Mac-Groveland	\$203,250	\$305,000	+ 50.1%	\$198,000	\$300,000	+ 51.5%	92.7%	89.2%	- 3.8%	92.2%	89.5%	- 3.0%
Merriam Park	\$295,500	\$236,500	- 20.0%	\$215,000	\$204,500	- 4.9%	85.9%	98.9%	+ 15.2%	89.1%	94.0%	+ 5.5%
North End/Frogtown	\$40,475	\$41,650	+ 2.9%	\$41,500	\$58,000	+ 39.8%	86.0%	85.4%	- 0.6%	85.0%	88.3%	+ 3.9%
Phalen	\$69,000	\$53,750	- 22.1%	\$61,250	\$63,115	+ 3.0%	89.4%	92.9%	+ 4.0%	87.7%	96.8%	+ 10.3%
Southeast	\$123,000	\$153,000	+ 24.4%	\$122,000	\$138,500	+ 13.5%	91.7%	100.5%	+ 9.6%	88.4%	99.2%	+ 12.2%
St. Anthony/Midway	\$138,000	\$124,000	- 10.1%	\$135,000	\$139,950	+ 3.7%	88.1%	106.5%	+ 20.9%	90.7%	99.8%	+ 10.0%
West 7th	\$60,000	\$128,250	+ 113.8%	\$67,140	\$102,750	+ 53.0%	90.8%	92.8%	+ 2.2%	90.8%	88.2%	- 2.9%
West Side/Cherokee	\$80,000	\$129,000	+ 61.3%	\$80,000	\$109,000	+ 36.3%	90.6%	96.6%	+ 6.6%	90.1%	92.2%	+ 2.3%

Average Days on Market Until Sale

Single-Family Detached Inventory

Townhouse-Condo Inventory

	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change	Feb 2009	Feb 2010	Change	YTD 2009	YTD 2010	Change
Como	100	71	- 29.1%	110	41	- 62.4%	69	68	- 1.4%	10	11	+ 10.0%
Crocus Hill	200	257	+ 28.3%	212	224	+ 5.6%	52	68	+ 30.8%	89	92	+ 3.4%
Downtown Saint Paul	106	240	+ 127.4%	175	231	+ 32.0%	3	3	- 0.0%	120	133	+ 10.8%
East Side	151	92	- 39.3%	152	106	- 30.1%	458	290	- 36.7%	19	11	- 42.1%
Highland Park	172	99	- 42.9%	136	103	- 24.6%	81	86	+ 6.2%	31	25	- 19.4%
Mac-Groveland	138	139	+ 0.2%	157	147	- 6.9%	70	72	+ 2.9%	20	10	- 50.0%
Merriam Park	144	126	- 12.1%	156	108	- 30.7%	36	42	+ 16.7%	13	10	- 23.1%
North End/Frogtown	129	168	+ 30.6%	137	145	+ 5.6%	219	132	- 39.7%	10	2	- 80.0%
Phalen	156	133	- 14.6%	153	140	- 8.4%	244	169	- 30.7%	20	11	- 45.0%
Southeast	223	110	- 50.7%	246	110	- 55.5%	58	58	- 0.0%	9	6	- 33.3%
St. Anthony/Midway	110	29	- 73.9%	96	59	- 37.8%	59	49	- 16.9%	23	20	- 13.0%
West 7th	49	124	+ 153.7%	46	141	+ 204.9%	38	34	- 10.5%	2	5	+ 150.0%
West Side/Cherokee	118	125	+ 5.4%	151	139	- 8.0%	96	76	- 20.8%	17	14	- 17.6%

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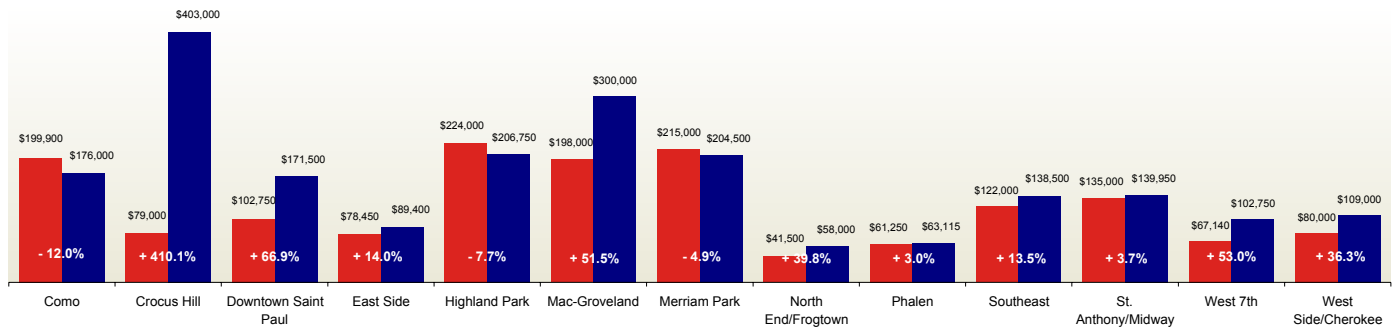
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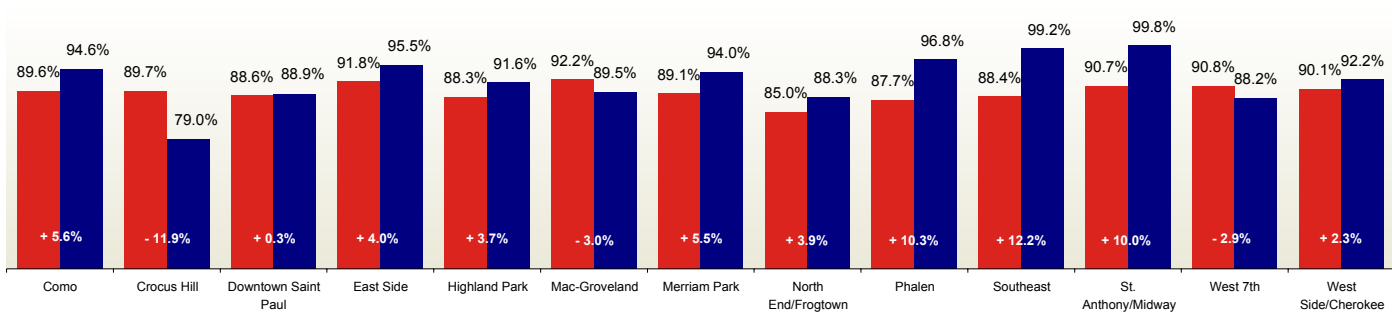


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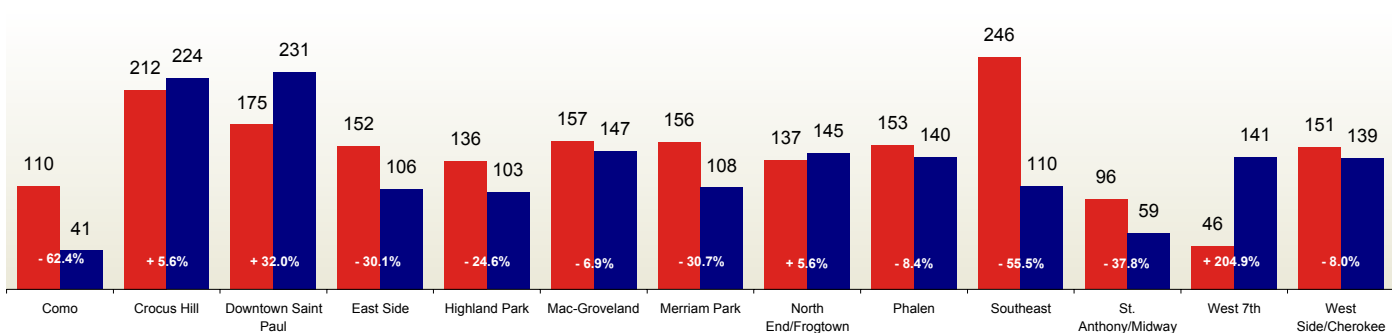
Median Sales Price—Year to Date



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



Days on Market Until Sale—Year to Date



Current Inventory

