Local Market Update – October 2026

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

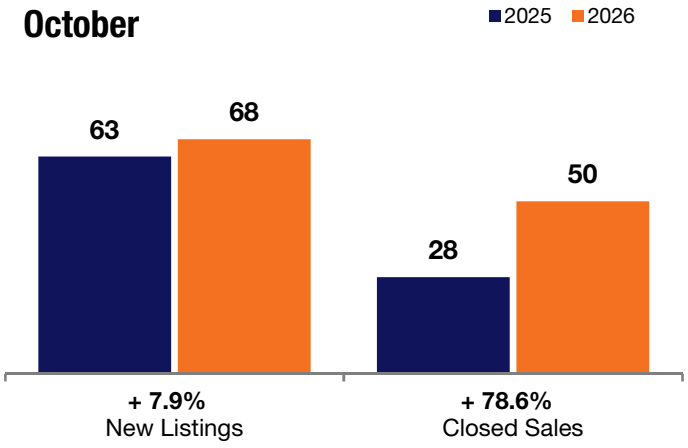
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+ 7.9%	+ 78.6%	+ 5.3%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

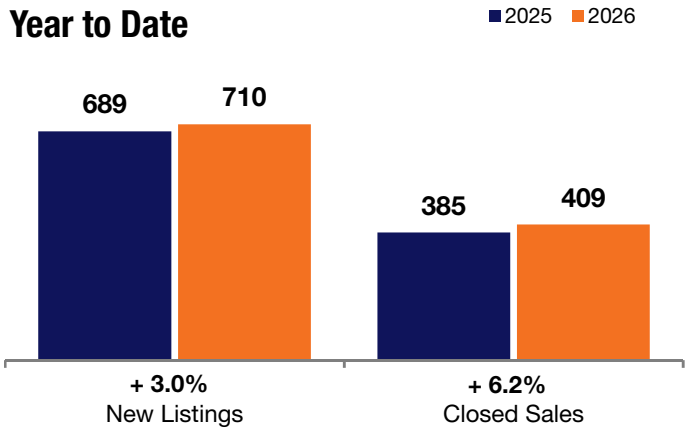
	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	63	**68**	+ 7.9%	689	**710**	+ 3.0%
Closed Sales	28	**50**	+ 78.6%	385	**409**	+ 6.2%
Median Sales Price*	$380,000	**$399,950**	+ 5.3%	$395,000	**$390,000**	-1.3%
Average Sales Price*	$374,331	**$408,817**	+ 9.2%	$400,853	**$404,124**	+ 0.8%
Price Per Square Foot*	$185	**$209**	+ 12.5%	$197	**$199**	+ 1.2%
Percent of Original List Price Received*	97.9%	**96.7%**	-1.2%	99.0%	**98.1%**	-0.9%
Days on Market Until Sale	40	**51**	+ 27.5%	46	**56**	+ 21.7%
Inventory of Homes for Sale	125	**134**	+ 7.2%	--	--	--
Months Supply of Inventory	3.3	**3.5**	+ 6.1%	--	--	--

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

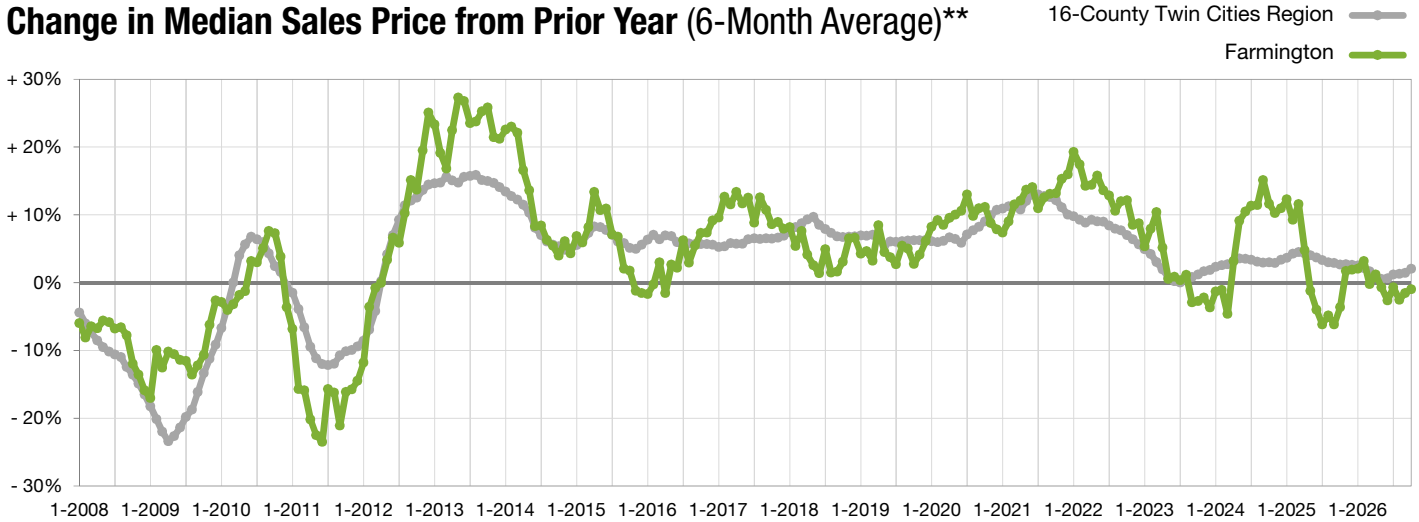
October



Year to Date



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



** 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.

Current as of November 6, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.