

# Local Market Update – November 2024

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



## Saint Paul – Downtown

**+ 7.1%**

Change in  
New Listings

**- 40.0%**

Change in  
Closed Sales

**- 30.6%**

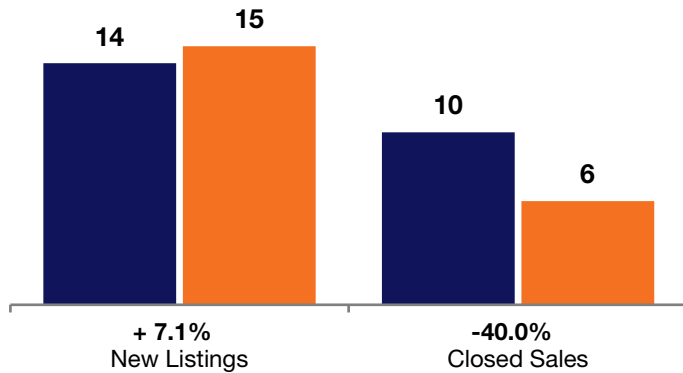
Change in  
Median Sales Price

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	15	+ 7.1%	210	233	+ 11.0%
Closed Sales	10	6	-40.0%	123	91	-26.0%
Median Sales Price*	\$236,250	<b>\$164,000</b>	-30.6%	\$205,000	<b>\$182,000</b>	-11.2%
Average Sales Price*	\$289,950	<b>\$248,817</b>	-14.2%	\$249,666	<b>\$212,332</b>	-15.0%
Price Per Square Foot*	\$230	<b>\$213</b>	-7.3%	\$218	<b>\$208</b>	-4.3%
Percent of Original List Price Received*	94.7%	<b>91.3%</b>	-3.6%	94.5%	<b>93.7%</b>	-0.8%
Days on Market Until Sale	79	164	+ 107.6%	131	153	+ 16.8%
Inventory of Homes for Sale	51	75	+ 47.1%	--	--	--
Months Supply of Inventory	4.7	8.9	+ 89.4%	--	--	--

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

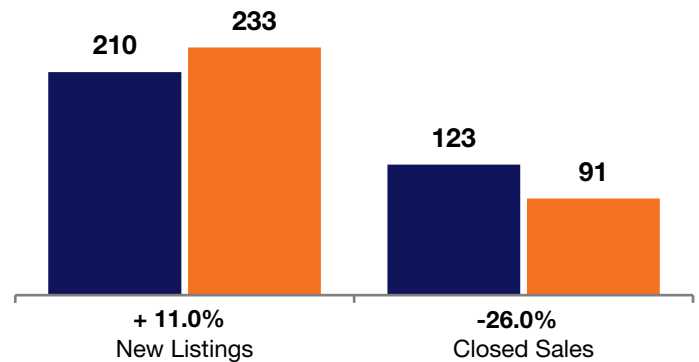
### November

■ 2023 ■ 2024



### Year to Date

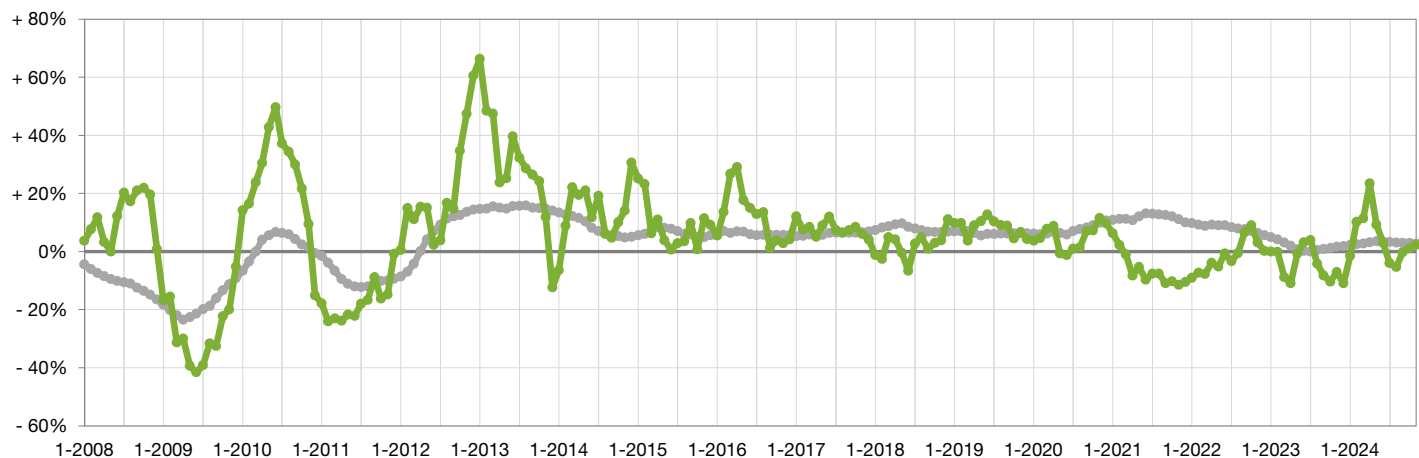
■ 2023 ■ 2024



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

16-County Twin Cities Region

Saint Paul – Downtown



\*\* 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.