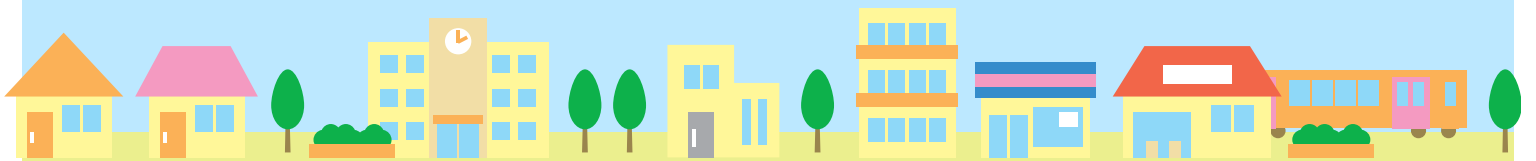


St. Paul Rental Housing Brief

April 2025



Housing**Link** 

Rents

Median Rents¹

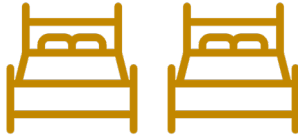
ONE BEDROOM



April 2025 \$1,115
April 2024 \$1,099



TWO BEDROOM



April 2025 \$1,450
April 2024 \$1,380



THREE BEDROOM



April 2025 \$1,843
April 2024 \$1,829



Income Required to Rent a Home in April 2025



Figures are based on the common property screening requirement that an applicant must earn 2.5 times the rent in income.

ONE BEDROOM

\$2,788

TWO BEDROOM

\$3,625

THREE BEDROOM

\$4,608

Vacancy Distribution by Building Type²



APARTMENT

April 2025 81%
April 2024 82%



SINGLE FAMILY HOME

April 2025 4%
April 2024 8%



OTHER
(Condo, Duplex, Townhome)

April 2025 15%
April 2024 10%

¹ To learn more about HousingLink rent data, [watch this video](#).

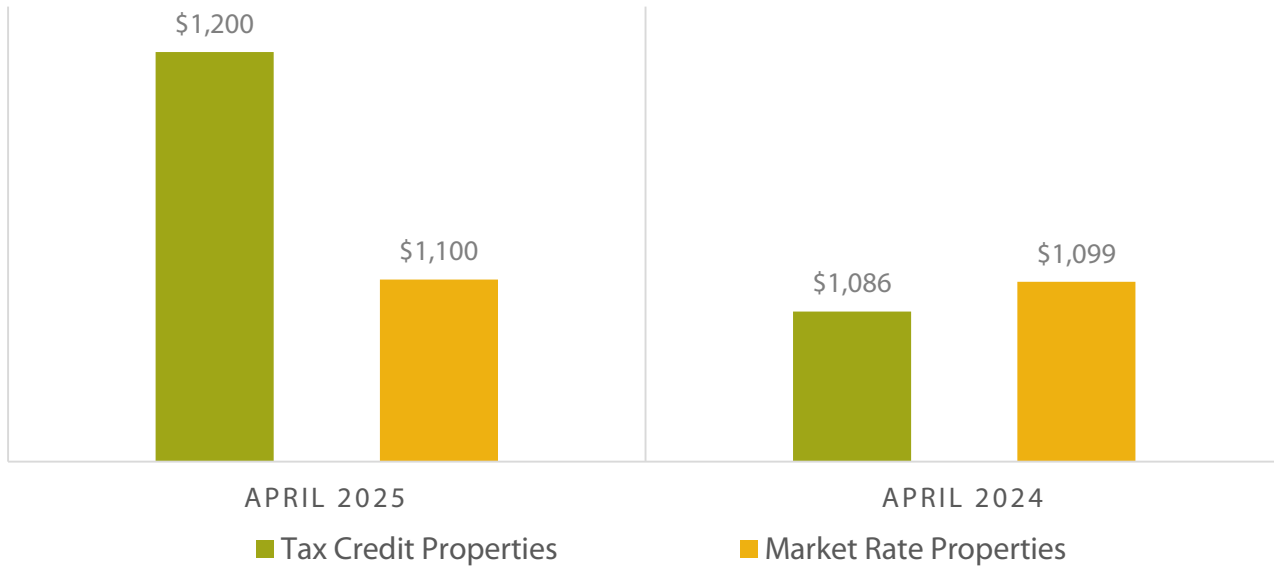
² Different than "vacancy rate," we are saying that OF the vacancy rate (around 4%), xx% of the vacancies are apartments, xx% are single family homes, and xx% are of another building type.

Source: HousingLink's *Market Rent Data*.

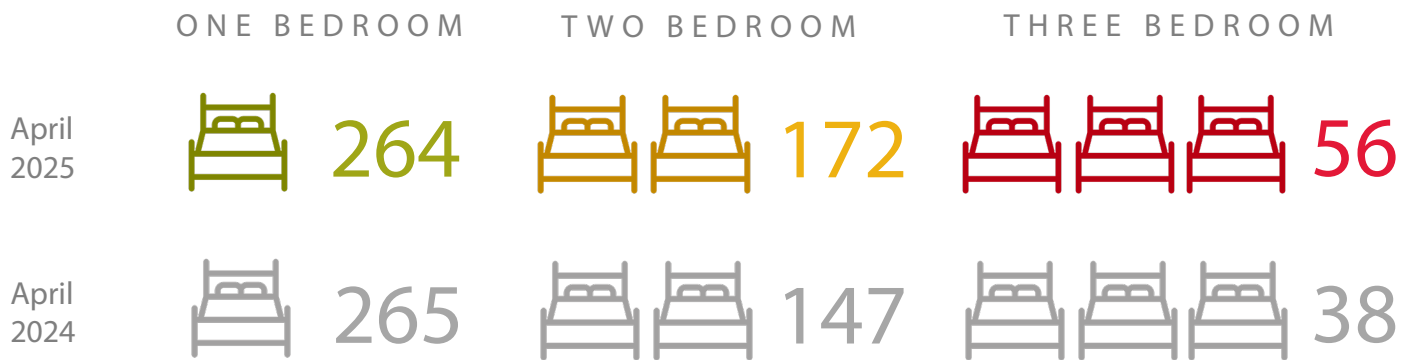


Rental Housing Affordability

Median One Bedroom Rents¹



Number of NOAH Rental Vacancies²



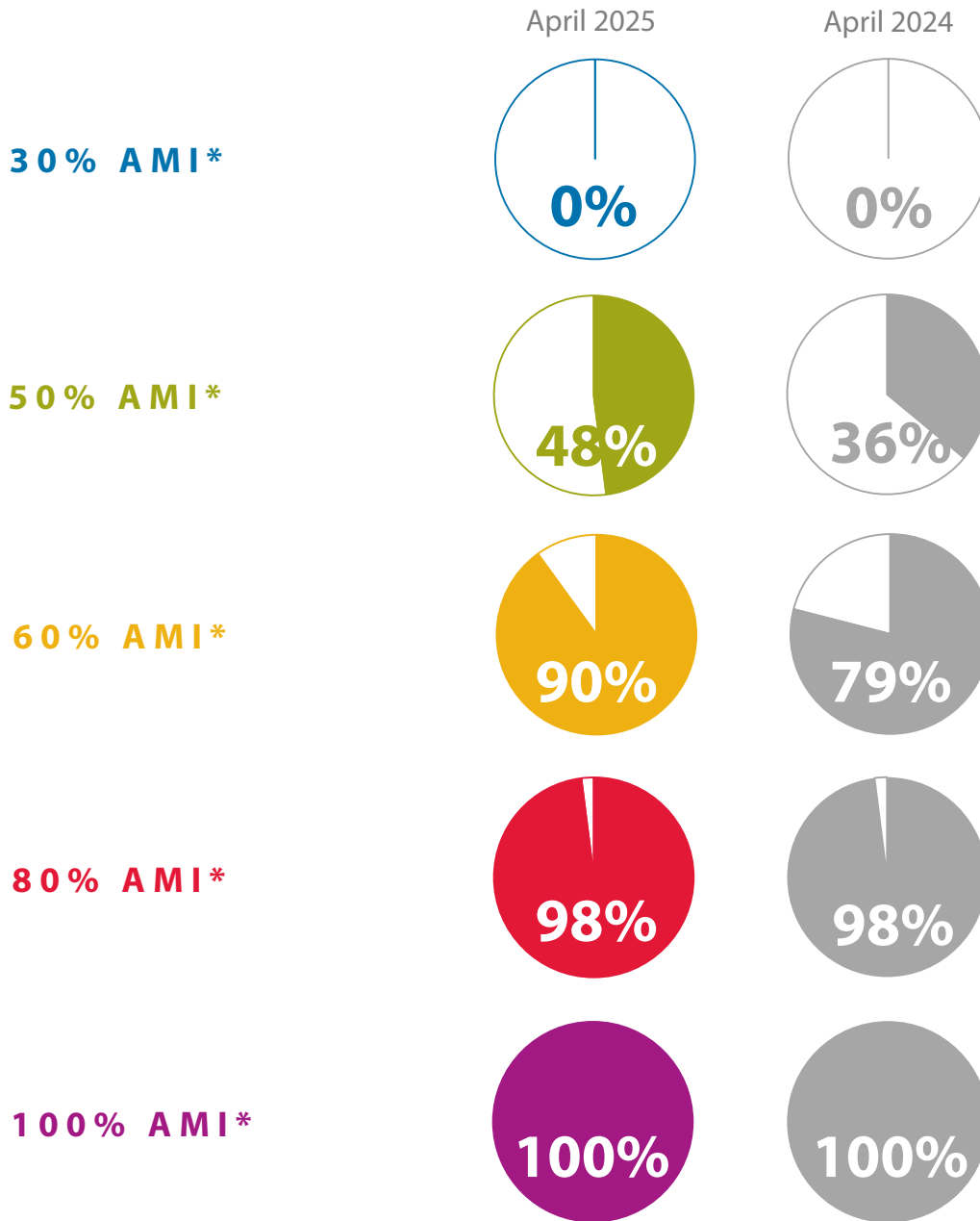
¹ Source: HousingLink's *Rental Revue* data.

² Ibid. For purposes of this report, we define "NOAH" private market housing that is affordable to 60% of Area Median Income, including likely utility costs, depending on number of bedrooms and building type. HousingLink follows widely-accepted basic practices for analyzing housing affordability, which involve comparing rents to area median incomes provided every year by HUD. It is important to remember that an overall standard of "affordability" is a broad brush and individual families looking for housing can only evaluate the notion of "affordable" relative to their own circumstances. To learn more about NOAH rental supply, [watch this video](#).



Rental Housing Affordability

% of St. Paul Rental Vacancies Affordable by Income Level¹






¹ AMI (Area Median Income) is \$92,700 for an individual and \$132,400 for a family of four in the Twin Cities Metro (HUD, 2025). HousingLink follows widely-accepted basic practices for analyzing housing affordability, which involve comparing rents to area median incomes provided every year by HUD. It is important to remember that an overall standard of "affordability" is a broad brush and individual families looking for housing can only evaluate the notion of "affordable" relative to their own circumstances. To learn more about how HousingLink calculates affordability by area median income, [watch this video](#).

Source: HousingLink's *Rental Revue* data.

Subsidized Housing in St. Paul

April 2025 Vacancies Willing to Accept a Section 8 Housing Choice Voucher¹

| | April 2025 | April 2024 |
|--|------------|------------|
| ONE BEDROOM  | 90 | 96 |
| TWO BEDROOM  | 78 | 57 |
| THREE BEDROOM  | 37 | 22 |

9 April 2025 Waiting List Openings²
 ↓ down from 15 last year.

54 April 2025 housing openings with one or more accessible features³
 ↓ down from 88 last year.

¹ Source: HousingLink's *Market Rent Data*.

² Source: Waiting list openings advertised on HousingLink include Public Housing, Project Based Section 8, Tax Credit, and more.

³ Source: Advertised vacancies on HousingLink.org featuring one or more accessible features.



Rental Housing Stock

Rental Unit Inspections – Q1 2025¹



70,720

Certified units with a grade



no change
from last year



2,309

Units in Class C and D properties



-1%
from last year

12,543

Units in 1 and 2 Unit properties



-1%
from last year



airbnb 450+
entire home rentals listed³

¹ Source: Analysis of City of St. Paul Department of Safety and Inspections Fire Certificate of Occupancy data. Note: The City of St. Paul requires inspections of non-owner-occupied housing units on a regular basis. Class C and Class D properties are those that are least compliant with all state and local safety codes, triggering re-inspection every two years (Class C) or one year (Class D). Reported units only include those which receive a Fire Certificate of Occupancy grade, a practice which is only required for single family homes and duplexes that are not owner-occupied, and for rental properties of three or more units, and excludes units that mix residential with other uses.

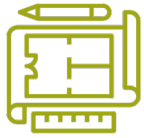
² Based on analysis of three years of data from [insideairbnb.com](https://www.insideairbnb.com).



Apartment Sales & Development

Multifamily (5+) Units Permitted for New Construction¹

Q2 2024 to Q1 2025

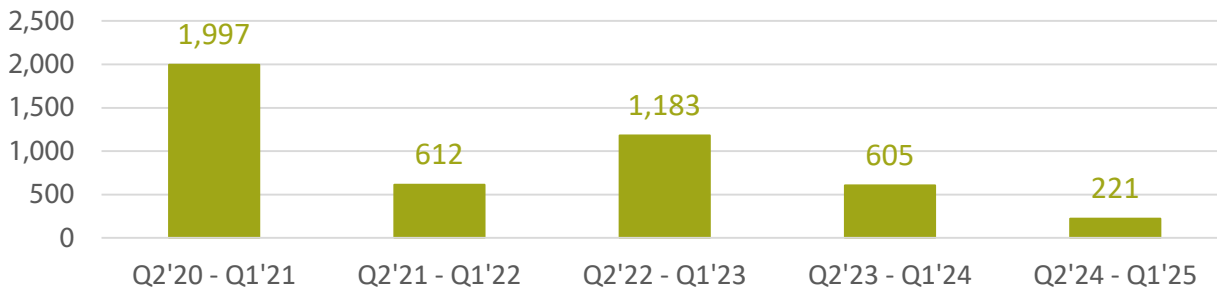


221
Units



-63% year over year

5-year view



Multifamily Apartment Sales²

Q2 2024 to Q1 2025

7

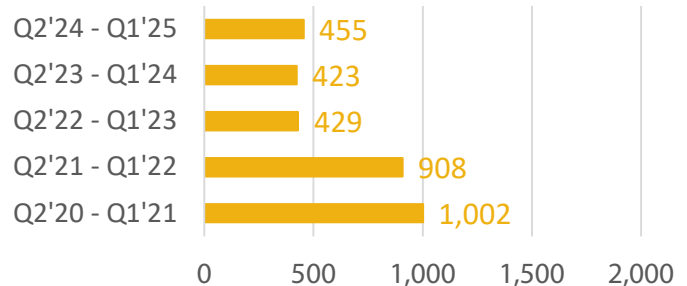
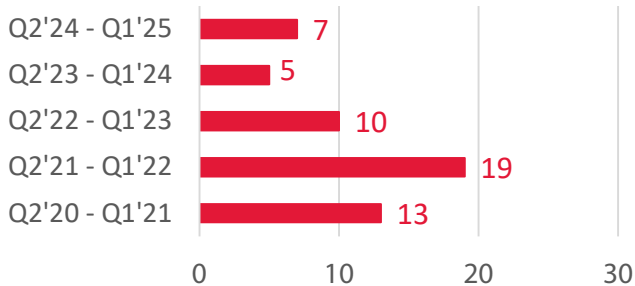
Transactions

455

Units

■ Transactions

■ Units



¹ Source: As of Q4 2024, we have switched to the City of St Paul *Building Permits* dataset, available publicly at the [City of St Paul's Open Data Portal](#), where we identify new dwelling units permitted in residential structures of 5+ units. This more locally-sourced data offers totals close to, but not identical to our previous data source of HUD's [SOCDS Building Permits Database](#). For consistency's sake, all data points in our graph have been repopulated with data from our new source.

² Source: This analysis, focusing primarily on larger multifamily apartment projects, is based on research conducted since 2011 exclusively on projects vetted or written about by *Finance & Commerce* publication for its *Twin Cities Apartment Sales Tracker*, available at [finance-commerce.com](#).



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