

Minneapolis

- 2.3%

Change in
New Listings

- 18.2%

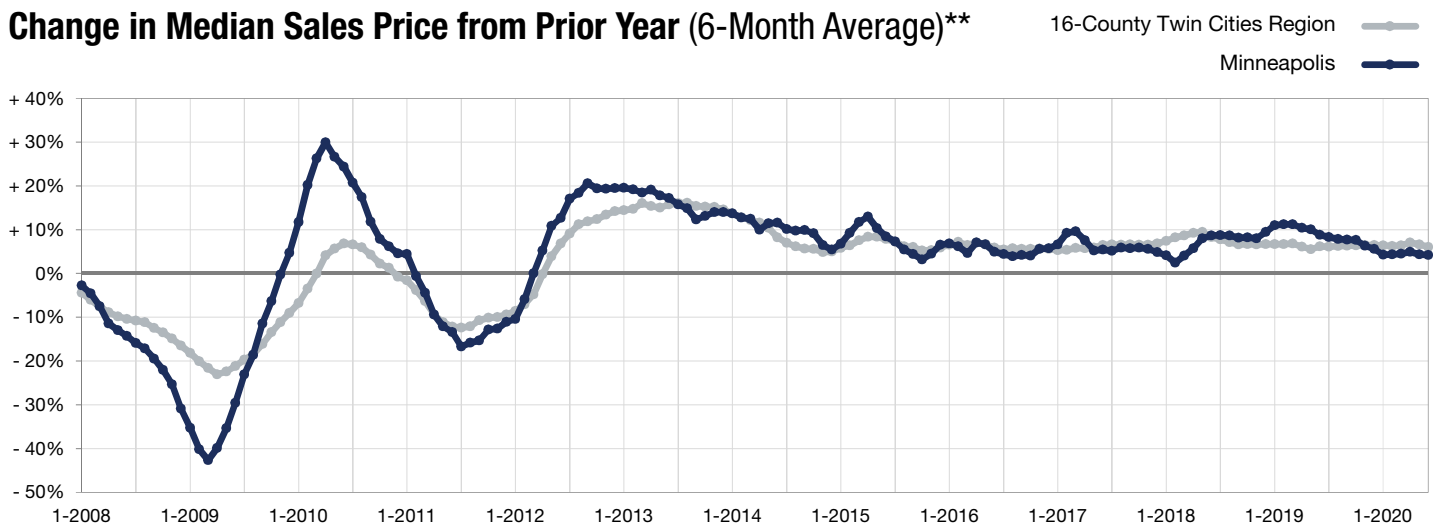
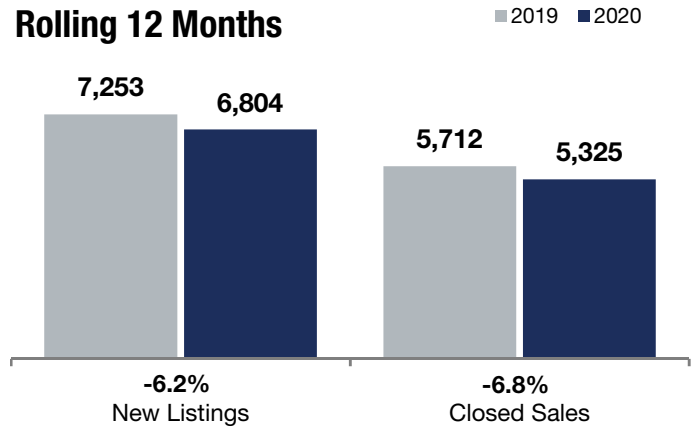
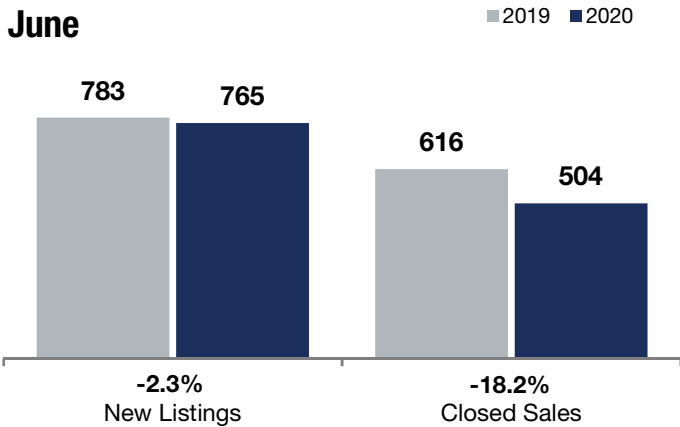
Change in
Closed Sales

+ 3.4%

Change in
Median Sales Price

	June			Rolling 12 Months		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	783	765	-2.3%	7,253	6,804	-6.2%
Closed Sales	616	504	-18.2%	5,712	5,325	-6.8%
Median Sales Price*	\$295,000	\$305,000	+ 3.4%	\$274,900	\$285,000	+ 3.7%
Average Sales Price*	\$364,029	\$358,941	-1.4%	\$336,495	\$340,596	+ 1.2%
Price Per Square Foot*	\$221	\$223	+ 0.5%	\$214	\$218	+ 1.4%
Percent of Original List Price Received*	100.8%	100.0%	-0.8%	99.4%	99.0%	-0.4%
Days on Market Until Sale	33	36	+ 9.1%	44	44	0.0%
Inventory of Homes for Sale	1,068	956	-10.5%	--	--	--
Months Supply of Inventory	2.3	2.2	-4.3%	--	--	--

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



** 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.

Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	77	80	+ 3.9%	682	598	- 12.3%
Minneapolis – Camden	90	68	- 24.4%	786	739	- 6.0%
Minneapolis – Central	130	142	+ 9.2%	1,091	1,003	- 8.1%
Minneapolis – Longfellow	59	56	- 5.1%	487	441	- 9.4%
Minneapolis – Near North	40	44	+ 10.0%	421	379	- 10.0%
Minneapolis – Nokomis	78	91	+ 16.7%	897	884	- 1.4%
Minneapolis – Northeast	67	52	- 22.4%	573	529	- 7.7%
Minneapolis – Phillips	17	9	- 47.1%	106	118	+ 11.3%
Minneapolis – Powderhorn	75	58	- 22.7%	699	600	- 14.2%
Minneapolis – Southwest	126	127	+ 0.8%	1,211	1,218	+ 0.6%
Minneapolis – University	20	35	+ 75.0%	268	284	+ 6.0%

Closed Sales

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	62	48	- 22.6%	486	400	- 17.7%
Minneapolis – Camden	65	47	- 27.7%	658	633	- 3.8%
Minneapolis – Central	78	56	- 28.2%	871	707	- 18.8%
Minneapolis – Longfellow	45	30	- 33.3%	409	367	- 10.3%
Minneapolis – Near North	29	32	+ 10.3%	346	316	- 8.7%
Minneapolis – Nokomis	84	92	+ 9.5%	741	741	0.0%
Minneapolis – Northeast	45	41	- 8.9%	487	477	- 2.1%
Minneapolis – Phillips	9	5	- 44.4%	84	90	+ 7.1%
Minneapolis – Powderhorn	64	48	- 25.0%	543	532	- 2.0%
Minneapolis – Southwest	116	89	- 23.3%	859	863	+ 0.5%
Minneapolis – University	17	16	- 5.9%	205	186	- 9.3%

Median Sales Price

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	\$383,750	\$376,500	- 1.9%	\$360,000	\$366,000	+ 1.7%
Minneapolis – Camden	\$194,000	\$205,000	+ 5.7%	\$185,000	\$195,000	+ 5.4%
Minneapolis – Central	\$412,246	\$294,200	- 28.6%	\$401,857	\$354,950	- 11.7%
Minneapolis – Longfellow	\$273,575	\$322,500	+ 17.9%	\$265,000	\$299,450	+ 13.0%
Minneapolis – Near North	\$205,500	\$229,500	+ 11.7%	\$176,000	\$195,000	+ 10.8%
Minneapolis – Nokomis	\$292,500	\$340,000	+ 16.2%	\$281,000	\$310,000	+ 10.3%
Minneapolis – Northeast	\$287,450	\$292,000	+ 1.6%	\$261,500	\$281,000	+ 7.5%
Minneapolis – Phillips	\$189,000	\$240,000	+ 27.0%	\$184,000	\$210,000	+ 14.1%
Minneapolis – Powderhorn	\$267,800	\$275,000	+ 2.7%	\$240,000	\$251,000	+ 4.6%
Minneapolis – Southwest	\$420,000	\$408,000	- 2.9%	\$400,000	\$417,000	+ 4.3%
Minneapolis – University	\$270,000	\$290,000	+ 7.4%	\$280,000	\$280,000	0.0%

Days on Market Until Sale

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	52	60	+ 15.4%	69	74	+ 7.2%
Minneapolis – Camden	21	29	+ 38.1%	31	38	+ 22.6%
Minneapolis – Central	54	53	- 1.9%	68	66	- 2.9%
Minneapolis – Longfellow	24	43	+ 79.2%	30	34	+ 13.3%
Minneapolis – Near North	30	26	- 13.3%	36	40	+ 11.1%
Minneapolis – Nokomis	22	29	+ 31.8%	34	30	- 11.8%
Minneapolis – Northeast	24	19	- 20.8%	29	29	0.0%
Minneapolis – Phillips	16	22	+ 37.5%	52	45	- 13.5%
Minneapolis – Powderhorn	25	22	- 12.0%	31	33	+ 6.5%
Minneapolis – Southwest	33	39	+ 18.2%	52	47	- 9.6%
Minneapolis – University	80	42	- 47.5%	61	60	- 1.6%

Pct. Of Original Price Received

	6-2019	6-2020	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	97.1%	96.6%	- 0.5%	96.3%	96.3%	0.0%
Minneapolis – Camden	104.5%	101.9%	- 2.5%	101.4%	99.7%	- 1.7%
Minneapolis – Central	99.2%	99.1%	- 0.1%	99.9%	98.3%	- 1.6%
Minneapolis – Longfellow	101.5%	100.9%	- 0.6%	100.2%	100.0%	- 0.2%
Minneapolis – Near North	104.2%	100.0%	- 4.0%	100.8%	99.3%	- 1.5%
Minneapolis – Nokomis	102.5%	100.5%	- 2.0%	99.5%	100.1%	+ 0.6%
Minneapolis – Northeast	100.5%	102.3%	+ 1.8%	99.8%	100.6%	+ 0.8%
Minneapolis – Phillips	99.3%	98.3%	- 1.0%	99.6%	98.8%	- 0.8%
Minneapolis – Powderhorn	101.9%	101.9%	0.0%	100.4%	99.9%	- 0.5%
Minneapolis – Southwest	99.5%	99.0%	- 0.5%	97.9%	97.7%	- 0.2%
Minneapolis – University	98.9%	99.2%	+ 0.3%	97.6%	97.0%	- 0.6%

Inventory

Months Supply

	6-2019	6-2020	+ / -	6-2019	6-2020	+ / -
Minneapolis – Calhoun-Isle	138	150	+ 8.7%	3.5	4.7	+ 34.3%
Minneapolis – Camden	95	67	- 29.5%	1.7	1.3	- 23.5%
Minneapolis – Central	235	252	+ 7.2%	3.8	4.9	+ 28.9%
Minneapolis – Longfellow	52	51	- 1.9%	1.6	1.7	+ 6.3%
Minneapolis – Near North	49	41	- 16.3%	1.7	1.6	- 5.9%
Minneapolis – Nokomis	78	67	- 14.1%	1.3	1.1	- 15.4%
Minneapolis – Northeast	69	37	- 46.4%	1.7	0.9	- 47.1%
Minneapolis – Phillips	20	12	- 40.0%	3.1	1.5	- 51.6%
Minneapolis – Powderhorn	91	52	- 42.9%	2.0	1.2	- 40.0%
Minneapolis – Southwest	194	167	- 13.9%	2.7	2.3	- 14.8%
Minneapolis – University	41	58	+ 41.5%	2.5	3.7	+ 48.0%

* R12 = Rolling 12 Months. This means 12 months of data, combining the report month's total and the 11 months prior.