MINNEAPOLIS AREA REALTORS®

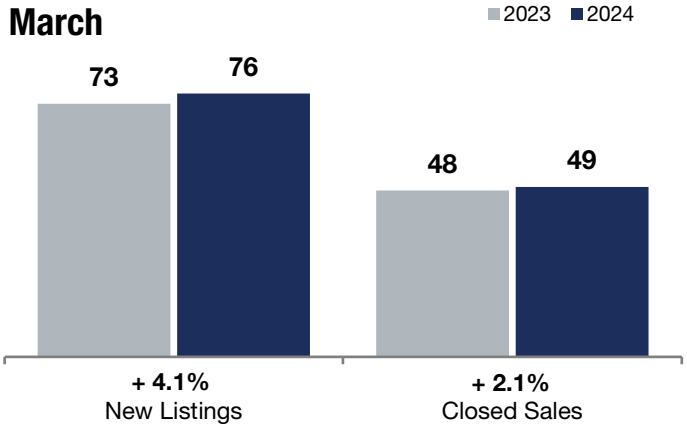
Minneapolis – Southwest

+ 4.1%	+ 2.1%	+ 18.5%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

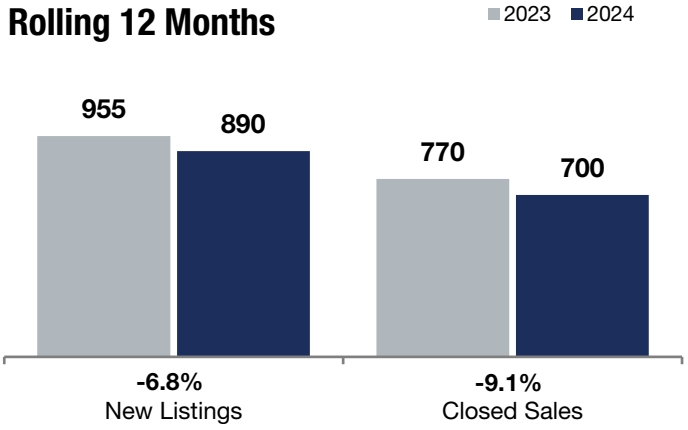
	March			Rolling 12 Months		
	2023	2024	+ / –	2023	2024	+ / –
New Listings	73	**76**	+ 4.1%	955	**890**	-6.8%
Closed Sales	48	**49**	+ 2.1%	770	**700**	-9.1%
Median Sales Price*	$434,750	**$515,000**	+ 18.5%	$490,000	**$484,000**	-1.2%
Average Sales Price*	$543,719	**$590,771**	+ 8.7%	$578,114	**$580,331**	+ 0.4%
Price Per Square Foot*	$281	**$283**	+ 0.5%	$275	**$281**	+ 2.2%
Percent of Original List Price Received*	98.9%	**99.7%**	+ 0.8%	99.9%	**99.3%**	-0.6%
Days on Market Until Sale	48	**36**	-25.0%	31	**35**	+ 12.9%
Inventory of Homes for Sale	67	**70**	+ 4.5%	--	--	--
Months Supply of Inventory	1.1	**1.2**	+ 9.1%	--	--	--

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

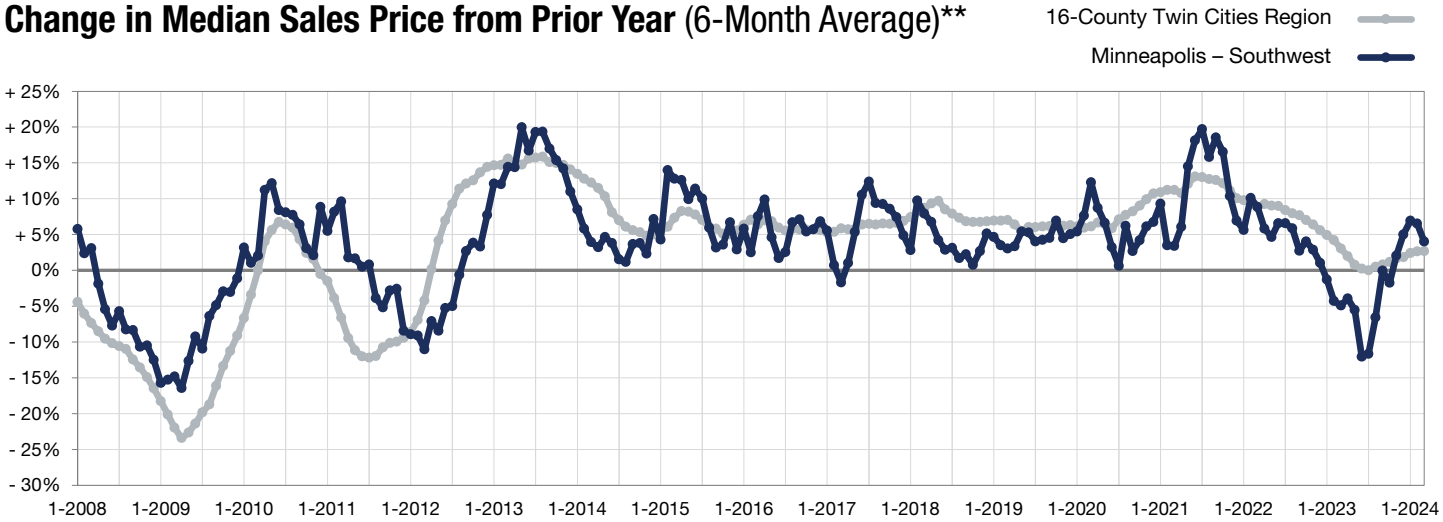
March



Rolling 12 Months



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 April 5, 2024. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.

MINNEAPOLIS AREA REALTORS®

Neighborhoods of Minneapolis – Southwest

New Listings

	3-2023	3-2024	+ / –	Prior Year R12*	Current R12*	+ / –
Armatage	8	9	+ 12.5%	132	106	- 19.7%
East Harriet	4	7	+ 75.0%	53	59	+ 11.3%
Fulton	4	8	+ 100.0%	128	129	+ 0.8%
Kenny	5	7	+ 40.0%	82	70	- 14.6%
King Field	12	9	- 25.0%	134	94	- 29.9%
Linden Hills	27	16	- 40.7%	205	177	- 13.7%
Lynnhurst	8	8	0.0%	104	113	+ 8.7%
Tangletown	2	8	+ 300.0%	58	82	+ 41.4%
Windom	3	4	+ 33.3%	59	60	+ 1.7%

Closed Sales

	3-2023	3-2024	+ / –	Prior Year R12*	Current R12*	+ / –
Armatage	9	9	0.0%	106	87	- 17.9%
East Harriet	3	3	0.0%	44	43	- 2.3%
Fulton	10	4	- 60.0%	105	98	- 6.7%
Kenny	2	6	+ 200.0%	72	57	- 20.8%
King Field	9	2	- 77.8%	108	88	- 18.5%
Linden Hills	7	9	+ 28.6%	150	138	- 8.0%
Lynnhurst	7	8	+ 14.3%	82	90	+ 9.8%
Tangletown	0	2	--	53	50	- 5.7%
Windom	1	6	+ 500.0%	50	49	- 2.0%

Median Sales Price

	3-2023	3-2024	+ / –	Prior Year R12*	Current R12*	+ / –
Armatage	$386,000	$375,000	- 2.8%	$422,500	$416,000	- 1.5%
East Harriet	$315,000	$235,900	- 25.1%	$484,000	$335,000	- 30.8%
Fulton	$515,000	$738,500	+ 43.4%	$645,000	$567,500	- 12.0%
Kenny	$299,300	$509,000	+ 70.1%	$420,000	$435,000	+ 3.6%
King Field	$345,000	$393,126	+ 13.9%	$360,000	$350,444	- 2.7%
Linden Hills	$475,000	$700,000	+ 47.4%	$655,000	$675,000	+ 3.1%
Lynnhurst	$800,000	$659,000	- 17.6%	$681,375	$674,250	- 1.0%
Tangletown	$0	$323,000	--	$570,000	$462,500	- 18.9%
Windom	$377,725	$330,000	- 12.6%	$361,000	$390,000	+ 8.0%

Days on Market Until Sale

	3-2023	3-2024	+ / –	Prior Year R12*	Current R12*	+ / –
Armatage	45	39	- 13.3%	27	28	+ 3.7%
East Harriet	44	50	+ 13.6%	45	41	- 8.9%
Fulton	36	37	+ 2.8%	29	28	- 3.4%
Kenny	29	45	+ 55.2%	22	29	+ 31.8%
King Field	62	70	+ 12.9%	36	34	- 5.6%
Linden Hills	72	28	- 61.1%	31	42	+ 35.5%
Lynnhurst	24	7	- 70.8%	24	37	+ 54.2%
Tangletown	0	55	--	41	39	- 4.9%
Windom	103	46	- 55.3%	39	29	- 25.6%

Pct. Of Original Price Received

	3-2023	3-2024	+ / –	Prior Year R12*	Current R12*	+ / –
Armatage	100.0%	99.1%	- 0.9%	100.9%	99.2%	- 1.7%
East Harriet	99.0%	97.7%	- 1.3%	99.9%	98.4%	- 1.5%
Fulton	99.5%	99.8%	+ 0.3%	99.4%	99.6%	+ 0.2%
Kenny	99.1%	102.3%	+ 3.2%	101.1%	101.2%	+ 0.1%
King Field	99.5%	100.2%	+ 0.7%	99.6%	99.6%	0.0%
Linden Hills	93.6%	95.7%	+ 2.2%	98.7%	98.4%	- 0.3%
Lynnhurst	101.2%	102.3%	+ 1.1%	101.6%	98.5%	- 3.1%
Tangletown	0.0%	103.1%	--	98.9%	99.7%	+ 0.8%
Windom	100.7%	100.1%	- 0.6%	98.9%	100.2%	+ 1.3%

Inventory

	3-2023	3-2024	+ / –
Armatage	4	5	+ 25.0%
East Harriet	7	5	- 28.6%
Fulton	4	9	+ 125.0%
Kenny	3	4	+ 33.3%
King Field	9	5	- 44.4%
Linden Hills	30	23	- 23.3%
Lynnhurst	5	10	+ 100.0%
Tangletown	3	7	+ 133.3%
Windom	2	2	0.0%

Months Supply

	3-2023	3-2024	+ / –
Armatage	0.5	0.7	+ 40.0%
East Harriet	2.2	1.3	- 40.9%
Fulton	0.5	1.1	+ 120.0%
Kenny	0.5	0.8	+ 60.0%
King Field	1.0	0.7	- 30.0%
Linden Hills	2.5	2.0	- 20.0%
Lynnhurst	0.7	1.4	+ 100.0%
Tangletown	0.7	1.4	+ 100.0%
Windom	0.5	0.5	0.0%

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

Current as of April 5, 2024. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.