

# Minneapolis – University

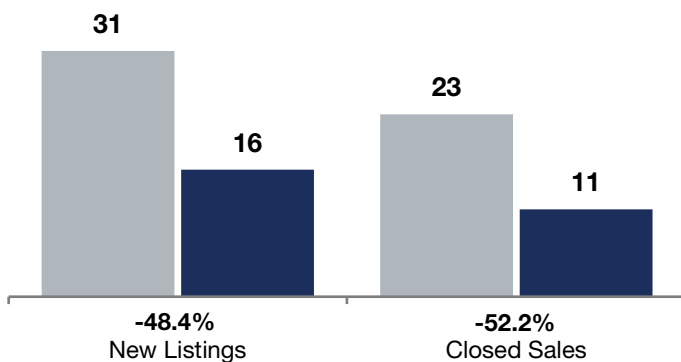
**- 48.4%****- 52.2%****+ 41.3%**Change in  
New ListingsChange in  
Closed SalesChange in  
Median Sales Price

	March			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	31	16	-48.4%	278	214	-23.0%
Closed Sales	23	11	-52.2%	195	164	-15.9%
Median Sales Price*	\$230,000	<b>\$325,000</b>	+ 41.3%	\$325,000	<b>\$320,000</b>	-1.5%
Average Sales Price*	\$480,430	<b>\$351,482</b>	-26.8%	\$404,223	<b>\$390,038</b>	-3.5%
Price Per Square Foot*	\$254	<b>\$258</b>	+ 1.6%	\$256	<b>\$261</b>	+ 1.8%
Percent of Original List Price Received*	95.5%	<b>96.0%</b>	+ 0.5%	96.9%	<b>97.0%</b>	+ 0.1%
Days on Market Until Sale	91	<b>69</b>	-24.2%	75	<b>69</b>	-8.0%
Inventory of Homes for Sale	47	<b>35</b>	-25.5%	--	--	--
Months Supply of Inventory	3.1	<b>2.6</b>	-16.1%	--	--	--

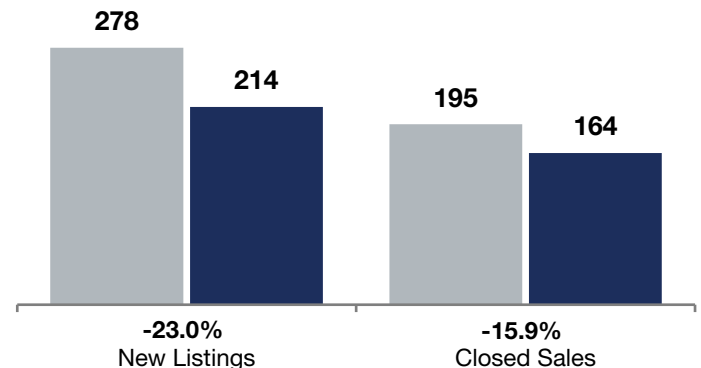
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

**March**

■ 2023 ■ 2024

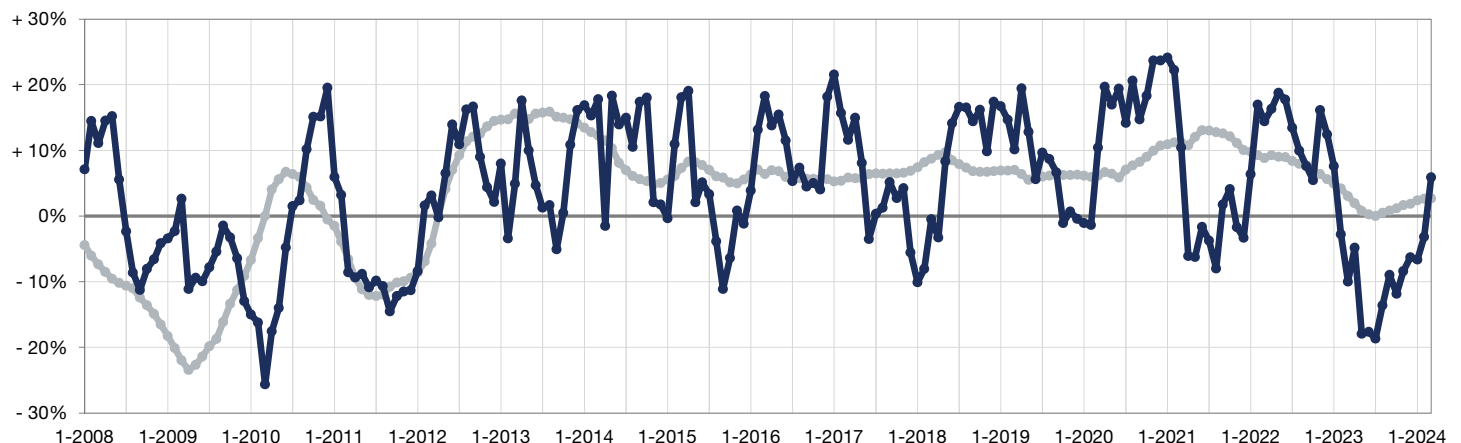
**Rolling 12 Months**

■ 2023 ■ 2024

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

16-County Twin Cities Region

Minneapolis – University



\*\* 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 – March 2024

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Neighborhoods of Minneapolis – University

### New Listings

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	9	2	- 77.8%	42	29	- 31.0%
Marcy Holmes	4	1	- 75.0%	54	29	- 46.3%
Nicollet Island – East Bank	5	10	+ 100.0%	74	64	- 13.5%
Prospect Pk - E River Rd	7	3	- 57.1%	56	43	- 23.2%
Southeast Como	6	0	- 100.0%	52	49	- 5.8%
University of MN	0	0	--	0	0	--

### Closed Sales

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	6	0	- 100.0%	21	17	- 19.0%
Marcy Holmes	3	1	- 66.7%	37	32	- 13.5%
Nicollet Island – East Bank	6	4	- 33.3%	48	40	- 16.7%
Prospect Pk - E River Rd	2	2	0.0%	46	42	- 8.7%
Southeast Como	6	4	- 33.3%	43	33	- 23.3%
University of MN	0	0	--	0	0	--

### Median Sales Price

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$180,000	\$0	- 100.0%	\$170,000	\$150,000	- 11.8%
Marcy Holmes	\$1,415,000	\$770,000	- 45.6%	\$398,000	\$395,000	- 0.8%
Nicollet Island – East Bank	\$380,750	\$287,500	- 24.5%	\$397,500	\$374,950	- 5.7%
Prospect Pk - E River Rd	\$216,500	\$341,250	+ 57.6%	\$355,000	\$357,500	+ 0.7%
Southeast Como	\$230,250	\$324,950	+ 41.1%	\$295,000	\$309,000	+ 4.7%
University of MN	\$0	\$0	--	\$0	\$0	--

### Days on Market Until Sale

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	115	0	- 100.0%	99	143	+ 44.4%
Marcy Holmes	132	137	+ 3.8%	86	99	+ 15.1%
Nicollet Island – East Bank	80	35	- 56.3%	102	59	- 42.2%
Prospect Pk - E River Rd	123	83	- 32.5%	61	52	- 14.8%
Southeast Como	37	80	+ 116.2%	35	37	+ 5.7%
University of MN	0	0	--	0	0	--

### Pct. Of Original Price Received

	3-2023	3-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	95.8%	0.0%	- 100.0%	94.3%	93.3%	- 1.1%
Marcy Holmes	91.3%	90.6%	- 0.8%	96.1%	96.3%	+ 0.2%
Nicollet Island – East Bank	98.5%	98.9%	+ 0.4%	96.4%	98.3%	+ 2.0%
Prospect Pk - E River Rd	91.8%	95.8%	+ 4.4%	97.9%	96.3%	- 1.6%
Southeast Como	95.4%	94.5%	- 0.9%	98.6%	98.9%	+ 0.3%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

### Inventory

### Months Supply

	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
Cedar-Riverside	11	11	0.0%	5.5	5.2	- 5.5%
Marcy Holmes	14	1	- 92.9%	4.4	0.3	- 93.2%
Nicollet Island – East Bank	8	13	+ 62.5%	2.1	3.8	+ 81.0%
Prospect Pk - E River Rd	9	7	- 22.2%	2.3	1.9	- 17.4%
Southeast Como	5	3	- 40.0%	1.4	1.1	- 21.4%
University of MN	0	0	--	0.0	0.0	--

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