

Minneapolis – University

+ 4.2%

- 25.0%

+ 36.0%

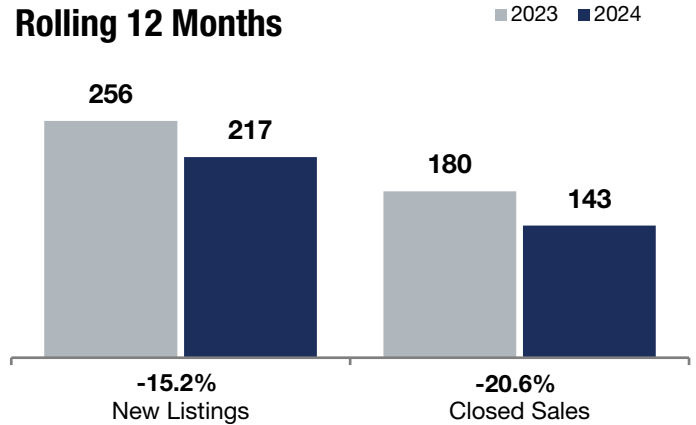
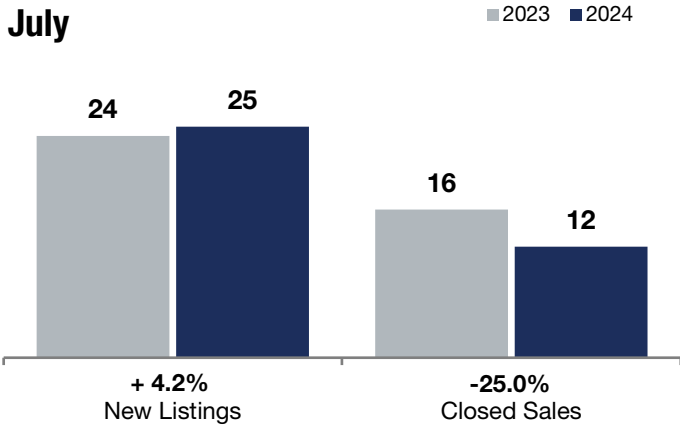
Change in
New Listings

Change in
Closed Sales

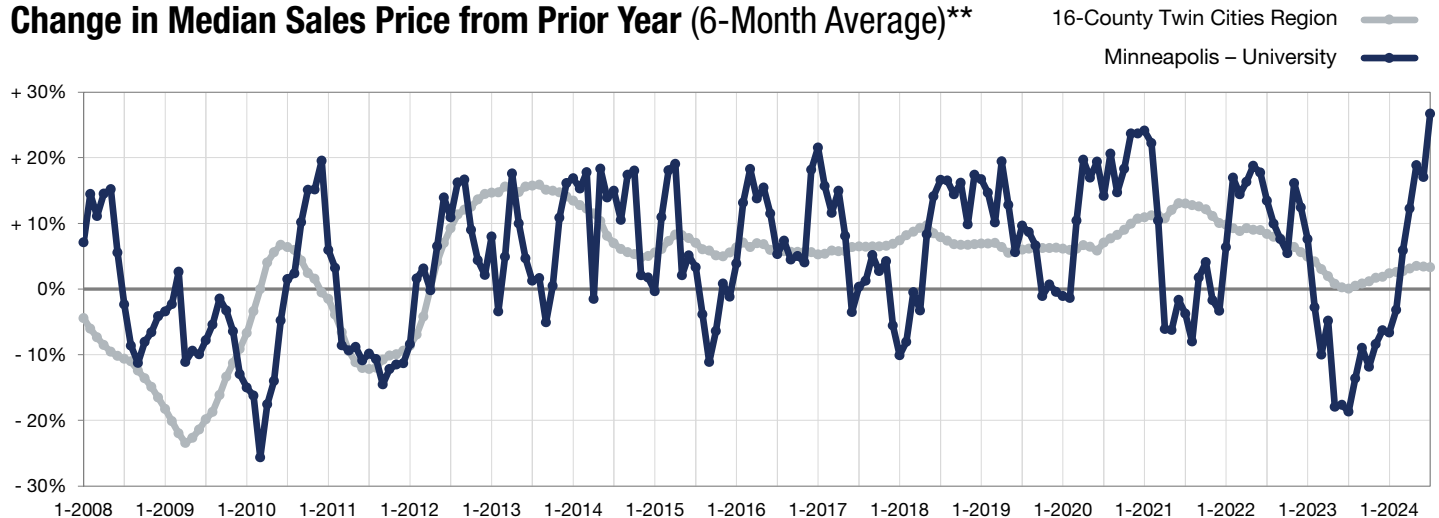
Change in
Median Sales Price

	July			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	25	+ 4.2%	256	217	-15.2%
Closed Sales	16	12	-25.0%	180	143	-20.6%
Median Sales Price*	\$276,500	\$376,000	+ 36.0%	\$300,000	\$349,001	+ 16.3%
Average Sales Price*	\$332,189	\$504,750	+ 51.9%	\$393,564	\$437,194	+ 11.1%
Price Per Square Foot*	\$257	\$272	+ 5.6%	\$257	\$266	+ 3.7%
Percent of Original List Price Received*	97.7%	100.4%	+ 2.8%	95.8%	97.5%	+ 1.8%
Days on Market Until Sale	93	28	-69.9%	74	61	-17.6%
Inventory of Homes for Sale	36	56	+ 55.6%	--	--	--
Months Supply of Inventory	2.3	4.9	+ 113.0%	--	--	--

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



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.

Neighborhoods of Minneapolis – University

New Listings

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	3	1	- 66.7%	36	25	- 30.6%
Marcy Holmes	5	6	+ 20.0%	54	29	- 46.3%
Nicollet Island – East Bank	2	11	+ 450.0%	61	82	+ 34.4%
Prospect Pk - E River Rd	7	4	- 42.9%	52	38	- 26.9%
Southeast Como	7	3	- 57.1%	53	43	- 18.9%
University of MN	0	0	--	0	0	--

Closed Sales

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	3	2	- 33.3%	27	10	- 63.0%
Marcy Holmes	5	3	- 40.0%	33	25	- 24.2%
Nicollet Island – East Bank	3	4	+ 33.3%	49	41	- 16.3%
Prospect Pk - E River Rd	3	1	- 66.7%	38	35	- 7.9%
Southeast Como	2	2	0.0%	33	32	- 3.0%
University of MN	0	0	--	0	0	--

Median Sales Price

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$162,000	\$159,500	- 1.5%	\$167,000	\$151,950	- 9.0%
Marcy Holmes	\$310,000	\$360,000	+ 16.1%	\$380,000	\$434,750	+ 14.4%
Nicollet Island – East Bank	\$350,000	\$702,000	+ 100.6%	\$416,500	\$359,900	- 13.6%
Prospect Pk - E River Rd	\$220,000	\$595,000	+ 170.5%	\$292,500	\$400,000	+ 36.8%
Southeast Como	\$276,500	\$368,500	+ 33.3%	\$277,000	\$310,500	+ 12.1%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	295	37	- 87.5%	108	120	+ 11.1%
Marcy Holmes	61	31	- 49.2%	73	102	+ 39.7%
Nicollet Island – East Bank	60	36	- 40.0%	88	45	- 48.9%
Prospect Pk - E River Rd	12	17	+ 41.7%	64	49	- 23.4%
Southeast Como	26	7	- 73.1%	36	46	+ 27.8%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	7-2023	7-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	89.2%	91.2%	+ 2.2%	93.8%	91.6%	- 2.3%
Marcy Holmes	99.2%	98.9%	- 0.3%	95.9%	95.4%	- 0.5%
Nicollet Island – East Bank	98.6%	103.8%	+ 5.3%	96.3%	99.3%	+ 3.1%
Prospect Pk - E River Rd	94.2%	100.0%	+ 6.2%	94.9%	97.5%	+ 2.7%
Southeast Como	110.6%	105.0%	- 5.1%	97.9%	98.6%	+ 0.7%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
Cedar-Riverside	10	13	+ 30.0%	4.6	9.1	+ 97.8%
Marcy Holmes	5	8	+ 60.0%	1.3	4.0	+ 207.7%
Nicollet Island – East Bank	5	21	+ 320.0%	1.3	5.5	+ 323.1%
Prospect Pk - E River Rd	6	6	0.0%	1.8	2.1	+ 16.7%
Southeast Como	10	8	- 20.0%	3.1	3.2	+ 3.2%
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.