

Minneapolis – University

+ 33.3%

- 6.7%

+ 20.2%

Change in
New Listings

Change in
Closed Sales

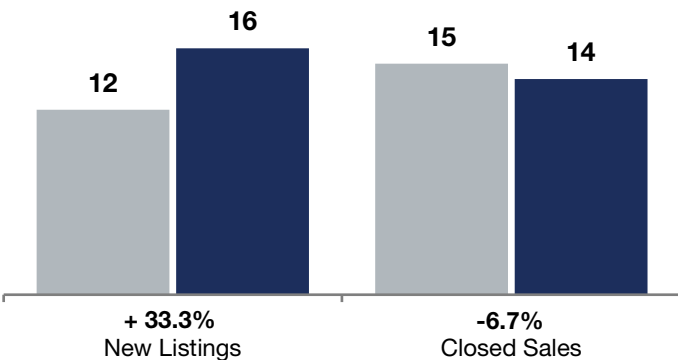
Change in
Median Sales Price

	October			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	16	+ 33.3%	228	228	0.0%
Closed Sales	15	14	-6.7%	190	136	-28.4%
Median Sales Price*	\$299,000	\$359,500	+ 20.2%	\$300,000	\$345,000	+ 15.0%
Average Sales Price*	\$369,870	\$402,271	+ 8.8%	\$394,187	\$432,839	+ 9.8%
Price Per Square Foot*	\$248	\$273	+ 10.3%	\$258	\$272	+ 5.3%
Percent of Original List Price Received*	97.4%	94.4%	-3.1%	96.5%	96.4%	-0.1%
Days on Market Until Sale	40	67	+ 67.5%	73	62	-15.1%
Inventory of Homes for Sale	34	51	+ 50.0%	--	--	--
Months Supply of Inventory	2.2	4.3	+ 95.5%	--	--	--

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

October

■ 2023 ■ 2024



Rolling 12 Months

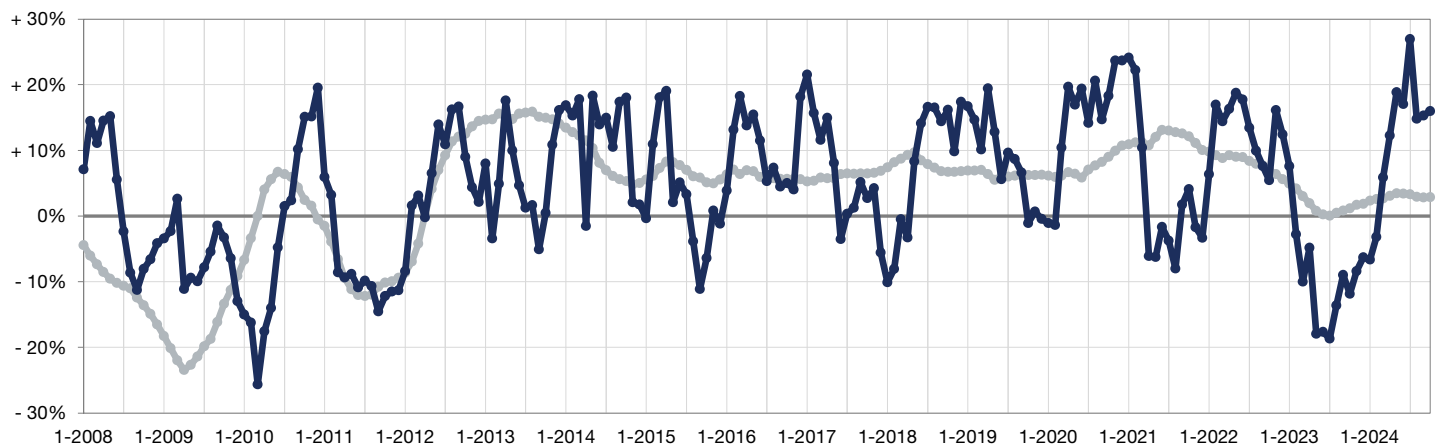
■ 2023 ■ 2024



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.

Neighborhoods of Minneapolis – University

New Listings

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	1	0	- 100.0%	33	26	- 21.2%
Marcy Holmes	1	4	+ 300.0%	38	37	- 2.6%
Nicollet Island – East Bank	4	2	- 50.0%	57	80	+ 40.4%
Prospect Pk - E River Rd	3	4	+ 33.3%	48	39	- 18.8%
Southeast Como	3	6	+ 100.0%	52	46	- 11.5%
University of MN	0	0	--	0	0	--

Closed Sales

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	2	--	22	13	- 40.9%
Marcy Holmes	2	1	- 50.0%	33	21	- 36.4%
Nicollet Island – East Bank	4	7	+ 75.0%	47	49	+ 4.3%
Prospect Pk - E River Rd	5	1	- 80.0%	48	27	- 43.8%
Southeast Como	4	3	- 25.0%	40	26	- 35.0%
University of MN	0	0	--	0	0	--

Median Sales Price

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$0	\$108,000	--	\$163,500	\$154,900	- 5.3%
Marcy Holmes	\$359,325	\$280,000	- 22.1%	\$359,900	\$415,000	+ 15.3%
Nicollet Island – East Bank	\$239,200	\$525,000	+ 119.5%	\$465,000	\$500,000	+ 7.5%
Prospect Pk - E River Rd	\$625,000	\$439,000	- 29.8%	\$342,000	\$372,000	+ 8.8%
Southeast Como	\$280,000	\$265,000	- 5.4%	\$268,000	\$295,000	+ 10.1%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	170	--	119	129	+ 8.4%
Marcy Holmes	177	65	- 63.3%	96	76	- 20.8%
Nicollet Island – East Bank	37	64	+ 73.0%	82	49	- 40.2%
Prospect Pk - E River Rd	15	14	- 6.7%	58	55	- 5.2%
Southeast Como	40	22	- 45.0%	33	51	+ 54.5%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	10-2023	10-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0.0%	81.2%	--	94.2%	89.5%	- 5.0%
Marcy Holmes	97.2%	96.6%	- 0.6%	96.1%	96.4%	+ 0.3%
Nicollet Island – East Bank	91.3%	97.3%	+ 6.6%	97.0%	98.2%	+ 1.2%
Prospect Pk - E River Rd	101.8%	95.5%	- 6.2%	95.8%	96.6%	+ 0.8%
Southeast Como	98.0%	96.4%	- 1.6%	98.2%	96.5%	- 1.7%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	10-2023	10-2024	+ / -	10-2023	10-2024	+ / -
Cedar-Riverside	8	9	+ 12.5%	3.6	6.0	+ 66.7%
Marcy Holmes	5	9	+ 80.0%	1.6	3.9	+ 143.8%
Nicollet Island – East Bank	8	14	+ 75.0%	2.1	3.2	+ 52.4%
Prospect Pk - E River Rd	6	9	+ 50.0%	1.5	3.7	+ 146.7%
Southeast Como	7	10	+ 42.9%	2.2	4.6	+ 109.1%
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.