

# Minneapolis – University

**+ 20.0%**      **+ 87.5%**      **- 19.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## November

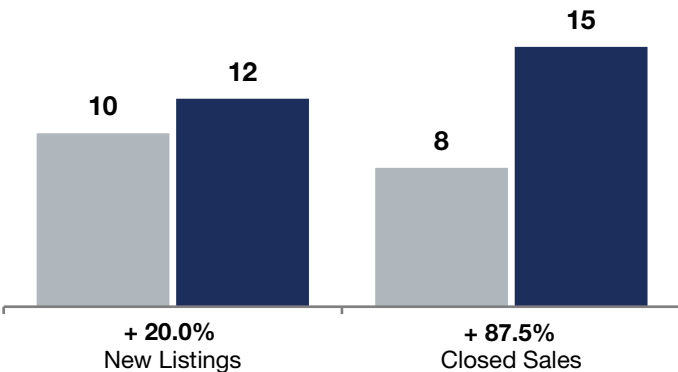
## Rolling 12 Months

	November			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	12	+ 20.0%	222	230	+ 3.6%
Closed Sales	8	15	+ 87.5%	186	143	-23.1%
Median Sales Price*	\$477,500	<b>\$387,000</b>	-19.0%	\$301,716	<b>\$345,000</b>	+ 14.3%
Average Sales Price*	\$585,363	<b>\$544,357</b>	-7.0%	\$392,010	<b>\$436,004</b>	+ 11.2%
Price Per Square Foot*	\$277	<b>\$285</b>	+ 3.1%	\$258	<b>\$273</b>	+ 6.0%
Percent of Original List Price Received*	94.1%	<b>95.7%</b>	+ 1.7%	96.5%	<b>96.5%</b>	0.0%
Days on Market Until Sale	89	<b>62</b>	-30.3%	73	<b>61</b>	-16.4%
Inventory of Homes for Sale	35	<b>43</b>	+ 22.9%	--	--	--
Months Supply of Inventory	2.3	<b>3.6</b>	+ 56.5%	--	--	--

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

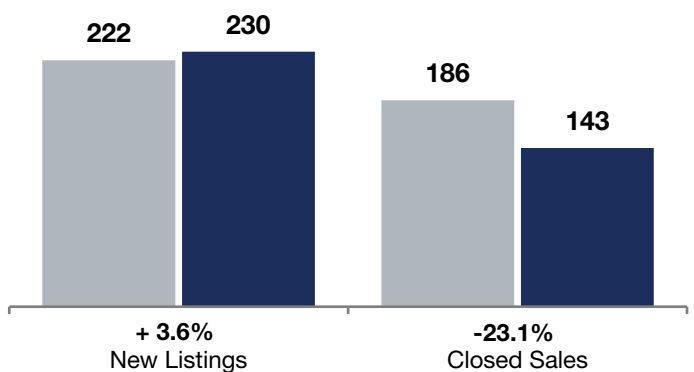
### November

■ 2023 ■ 2024



### Rolling 12 Months

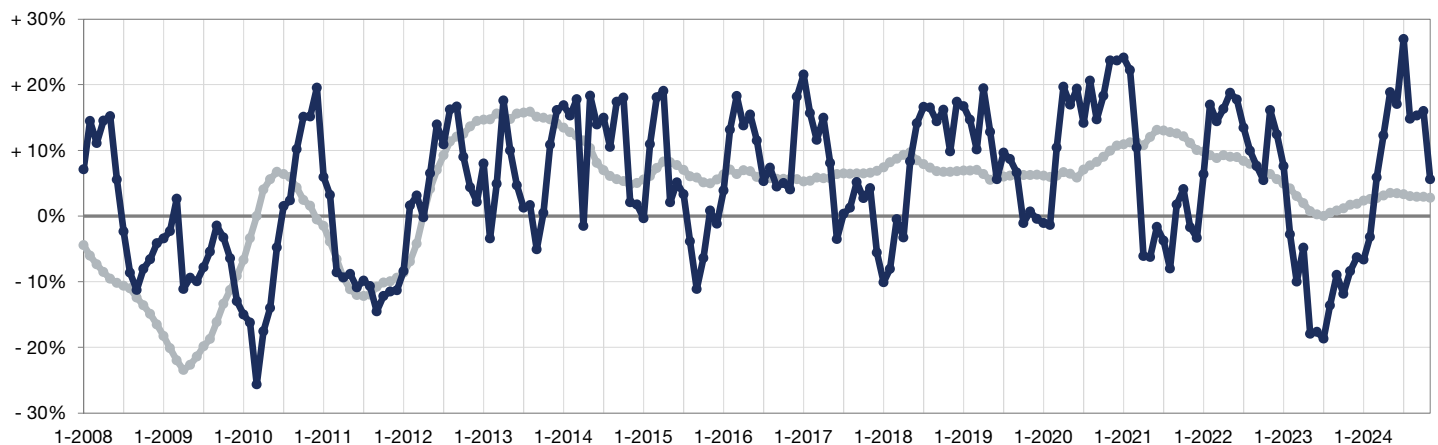
■ 2023 ■ 2024



### 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

	11-2023	11-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	1	3	+ 200.0%	30	28	- 6.7%
Marcy Holmes	1	2	+ 100.0%	34	38	+ 11.8%
Nicollet Island – East Bank	1	1	0.0%	55	80	+ 45.5%
Prospect Pk - E River Rd	3	3	0.0%	48	39	- 18.8%
Southeast Como	4	3	- 25.0%	55	45	- 18.2%
University of MN	0	0	--	0	0	--

### Closed Sales

	11-2023	11-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	2	0	- 100.0%	22	11	- 50.0%
Marcy Holmes	1	3	+ 200.0%	32	23	- 28.1%
Nicollet Island – East Bank	2	8	+ 300.0%	45	55	+ 22.2%
Prospect Pk - E River Rd	2	2	0.0%	48	27	- 43.8%
Southeast Como	1	2	+ 100.0%	39	27	- 30.8%
University of MN	0	0	--	0	0	--

### Median Sales Price

	11-2023	11-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$149,000	\$0	- 100.0%	\$163,500	\$154,900	- 5.3%
Marcy Holmes	\$950,000	\$578,850	- 39.1%	\$367,450	\$415,000	+ 12.9%
Nicollet Island – East Bank	\$1,077,500	\$397,750	- 63.1%	\$435,000	\$475,000	+ 9.2%
Prospect Pk - E River Rd	\$477,500	\$455,700	- 4.6%	\$347,500	\$372,000	+ 7.1%
Southeast Como	\$324,900	\$262,500	- 19.2%	\$261,000	\$270,000	+ 3.4%
University of MN	\$0	\$0	--	\$0	\$0	--

### Days on Market Until Sale

	11-2023	11-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	130	0	- 100.0%	121	129	+ 6.6%
Marcy Holmes	18	24	+ 33.3%	98	74	- 24.5%
Nicollet Island – East Bank	60	69	+ 15.0%	80	51	- 36.3%
Prospect Pk - E River Rd	156	11	- 92.9%	61	44	- 27.9%
Southeast Como	4	123	+ 2975.0%	33	58	+ 75.8%
University of MN	0	0	--	0	0	--

### Pct. Of Original Price Received

	11-2023	11-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	90.0%	0.0%	- 100.0%	94.1%	89.4%	- 5.0%
Marcy Holmes	100.0%	100.0%	0.0%	96.1%	96.7%	+ 0.6%
Nicollet Island – East Bank	97.1%	95.9%	- 1.2%	97.2%	97.9%	+ 0.7%
Prospect Pk - E River Rd	89.1%	98.3%	+ 10.3%	95.8%	97.3%	+ 1.6%
Southeast Como	100.0%	85.9%	- 14.1%	98.3%	95.6%	- 2.7%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

### Inventory

### Months Supply

	11-2023	11-2024	+ / -	11-2023	11-2024	+ / -
Cedar-Riverside	7	10	+ 42.9%	3.0	7.0	+ 133.3%
Marcy Holmes	4	7	+ 75.0%	1.3	2.9	+ 123.1%
Nicollet Island – East Bank	8	8	0.0%	2.2	1.7	- 22.7%
Prospect Pk - E River Rd	6	8	+ 33.3%	1.5	3.3	+ 120.0%
Southeast Como	10	10	0.0%	3.2	4.4	+ 37.5%
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.