

# Minneapolis – University

**- 33.3%**      **+ 22.2%**      **- 0.7%**

Change in  
New Listings

Change in  
Closed Sales

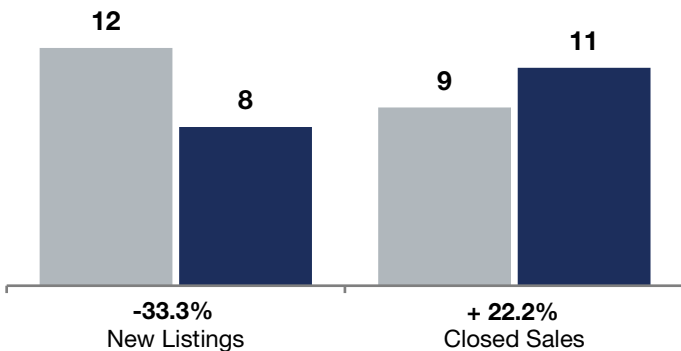
Change in  
Median Sales Price

	December			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	8	-33.3%	225	226	+ 0.4%
Closed Sales	9	11	+ 22.2%	184	145	-21.2%
Median Sales Price*	\$275,000	<b>\$273,000</b>	-0.7%	\$304,500	<b>\$330,297</b>	+ 8.5%
Average Sales Price*	\$462,406	<b>\$285,845</b>	-38.2%	\$397,965	<b>\$422,973</b>	+ 6.3%
Price Per Square Foot*	\$243	<b>\$236</b>	-3.0%	\$259	<b>\$272</b>	+ 5.2%
Percent of Original List Price Received*	93.6%	<b>94.7%</b>	+ 1.2%	96.7%	<b>96.5%</b>	-0.2%
Days on Market Until Sale	145	100	-31.0%	75	58	-22.7%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

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

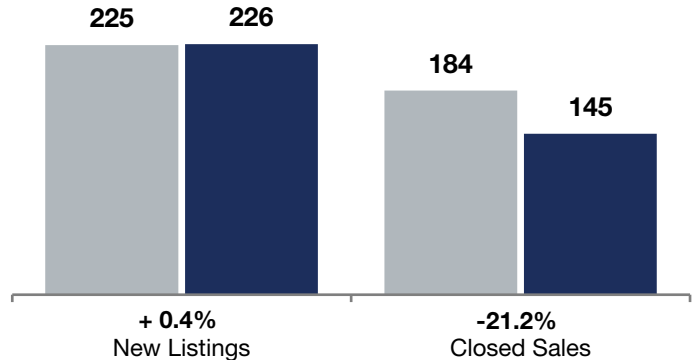
## December

■ 2023 ■ 2024



## Rolling 12 Months

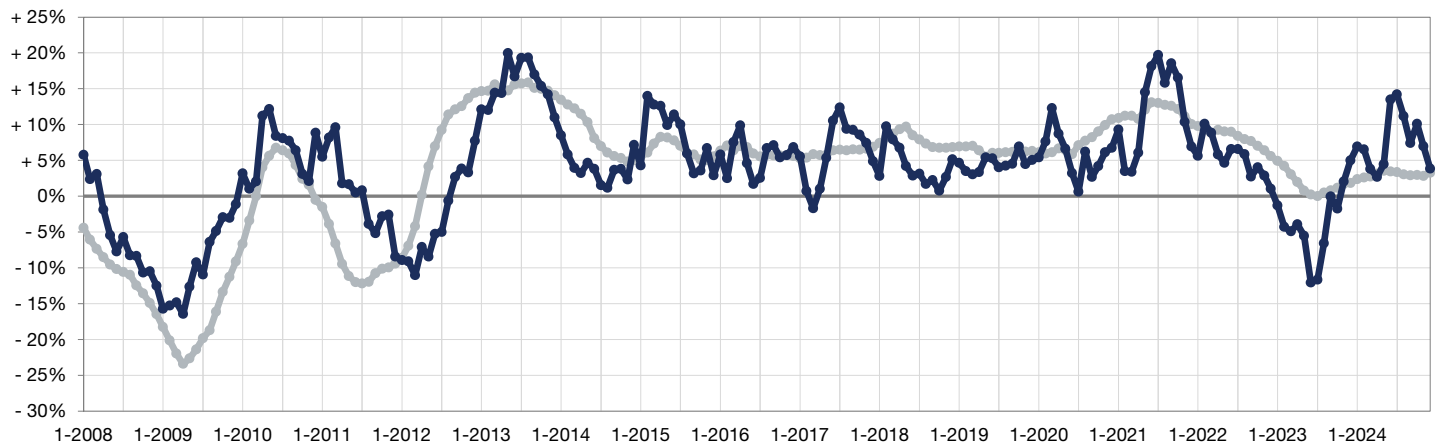
■ 2023 ■ 2024



## 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

	12-2023	12-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	4	1	- 75.0%	33	25	- 24.2%
Marcy Holmes	1	2	+ 100.0%	33	39	+ 18.2%
Nicollet Island – East Bank	3	2	- 33.3%	57	79	+ 38.6%
Prospect Pk - E River Rd	0	2	--	46	41	- 10.9%
Southeast Como	4	1	- 75.0%	56	42	- 25.0%
University of MN	0	0	--	0	0	--

### Closed Sales

	12-2023	12-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	2	1	- 50.0%	24	10	- 58.3%
Marcy Holmes	3	2	- 33.3%	34	22	- 35.3%
Nicollet Island – East Bank	1	3	+ 200.0%	44	57	+ 29.5%
Prospect Pk - E River Rd	3	2	- 33.3%	47	26	- 44.7%
Southeast Como	0	3	--	35	30	- 14.3%
University of MN	0	0	--	0	0	--

### Median Sales Price

	12-2023	12-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$144,950	\$267,500	+ 84.5%	\$158,500	\$164,950	+ 4.1%
Marcy Holmes	\$434,750	\$356,000	- 18.1%	\$395,000	\$411,000	+ 4.1%
Nicollet Island – East Bank	\$225,000	\$175,000	- 22.2%	\$412,500	\$472,500	+ 14.5%
Prospect Pk - E River Rd	\$475,000	\$379,750	- 20.1%	\$365,000	\$361,000	- 1.1%
Southeast Como	\$0	\$273,000	--	\$261,000	\$271,500	+ 4.0%
University of MN	\$0	\$0	--	\$0	\$0	--

### Days on Market Until Sale

	12-2023	12-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	137	109	- 20.4%	122	126	+ 3.3%
Marcy Holmes	183	41	- 77.6%	106	54	- 49.1%
Nicollet Island – East Bank	170	172	+ 1.2%	81	55	- 32.1%
Prospect Pk - E River Rd	104	63	- 39.4%	59	39	- 33.9%
Southeast Como	0	89	--	26	61	+ 134.6%
University of MN	0	0	--	0	0	--

### Pct. Of Original Price Received

	12-2023	12-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	98.9%	79.9%	- 19.2%	94.5%	86.5%	- 8.5%
Marcy Holmes	88.2%	100.4%	+ 13.8%	95.8%	98.2%	+ 2.5%
Nicollet Island – East Bank	97.9%	95.9%	- 2.0%	97.6%	97.8%	+ 0.2%
Prospect Pk - E River Rd	94.2%	95.8%	+ 1.7%	96.0%	97.5%	+ 1.6%
Southeast Como	0.0%	93.9%	--	98.9%	95.4%	- 3.5%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

### Inventory

### Months Supply

	12-2023	12-2024	+ / -	12-2023	12-2024	+ / -
Cedar-Riverside	8	9	+ 12.5%	3.5	7.0	+ 100.0%
Marcy Holmes	2	5	+ 150.0%	0.6	2.1	+ 250.0%
Nicollet Island – East Bank	8	5	- 37.5%	2.2	1.0	- 54.5%
Prospect Pk - E River Rd	2	5	+ 150.0%	0.5	2.1	+ 320.0%
Southeast Como	9	6	- 33.3%	2.9	2.5	- 13.8%
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.