

# Minneapolis – Central

**+ 8.0%**

Change in  
New Listings

**- 4.3%**

Change in  
Closed Sales

**- 16.1%**

Change in  
Median Sales Price

## February

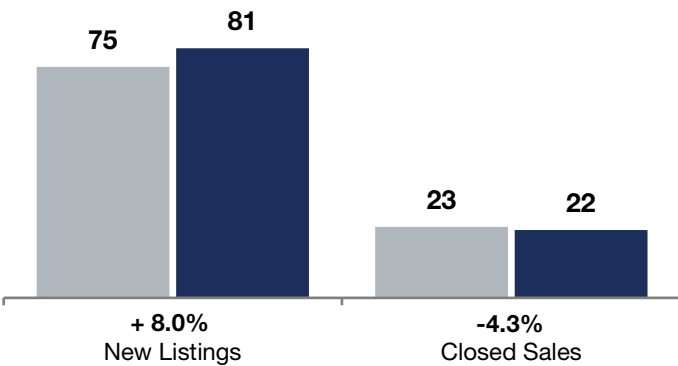
## Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	75	81	+ 8.0%	870	886	+ 1.8%
Closed Sales	23	22	-4.3%	508	474	-6.7%
Median Sales Price*	\$366,500	<b>\$307,500</b>	-16.1%	\$325,000	<b>\$354,000</b>	+ 8.9%
Average Sales Price*	\$763,287	<b>\$490,973</b>	-35.7%	\$454,540	<b>\$458,732</b>	+ 0.9%
Price Per Square Foot*	\$382	<b>\$314</b>	-17.8%	\$312	<b>\$321</b>	+ 2.7%
Percent of Original List Price Received*	92.8%	<b>91.0%</b>	-1.9%	94.9%	<b>95.2%</b>	+ 0.3%
Days on Market Until Sale	157	<b>200</b>	+ 27.4%	113	<b>115</b>	+ 1.8%
Inventory of Homes for Sale	191	<b>208</b>	+ 8.9%	--	--	--
Months Supply of Inventory	4.5	<b>5.4</b>	+ 20.0%	--	--	--

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

### February

■ 2024 ■ 2025



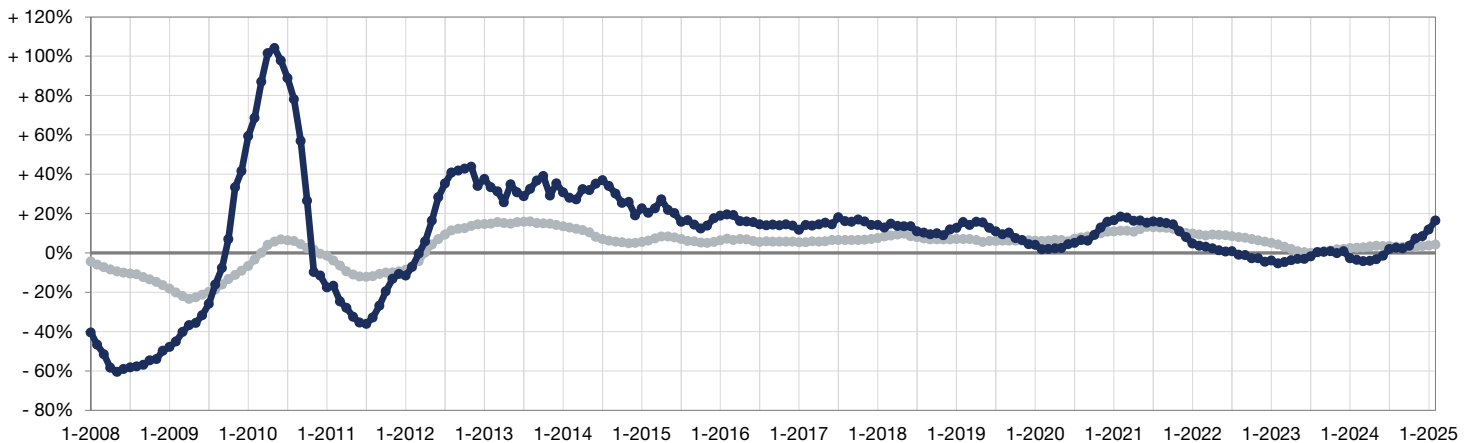
### Rolling 12 Months

■ 2024 ■ 2025



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

16-County Twin Cities Region —  
Minneapolis – Central —



\*\* 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 – Central

### New Listings

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	15	8	- 46.7%	171	137	- 19.9%
Downtown West – Mpls	15	21	+ 40.0%	197	179	- 9.1%
Elliot Park	14	17	+ 21.4%	138	151	+ 9.4%
Loring Park	10	13	+ 30.0%	122	138	+ 13.1%
North Loop	13	15	+ 15.4%	170	198	+ 16.5%
Stevens Sq - Loring Hts	8	7	- 12.5%	72	83	+ 15.3%

### Closed Sales

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	3	3	0.0%	94	89	- 5.3%
Downtown West – Mpls	7	3	- 57.1%	132	93	- 29.5%
Elliot Park	3	7	+ 133.3%	47	68	+ 44.7%
Loring Park	2	4	+ 100.0%	84	78	- 7.1%
North Loop	5	5	0.0%	105	117	+ 11.4%
Stevens Sq - Loring Hts	3	0	- 100.0%	46	29	- 37.0%

### Median Sales Price

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	\$842,500	\$1,260,000	+ 49.6%	\$650,000	\$649,900	- 0.0%
Downtown West – Mpls	\$509,000	\$501,000	- 1.6%	\$220,000	\$274,000	+ 24.5%
Elliot Park	\$380,000	\$286,500	- 24.6%	\$340,000	\$323,500	- 4.9%
Loring Park	\$254,000	\$240,000	- 5.5%	\$247,750	\$232,500	- 6.2%
North Loop	\$366,500	\$295,000	- 19.5%	\$395,000	\$405,000	+ 2.5%
Stevens Sq - Loring Hts	\$124,000	\$0	- 100.0%	\$122,000	\$126,000	+ 3.3%

### Days on Market Until Sale

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	110	170	+ 54.5%	110	104	-5.5%
Downtown West – Mpls	191	108	-43.5%	124	127	+ 2.4%
Elliot Park	148	263	+ 77.7%	134	173	+ 29.1%
Loring Park	116	180	+ 55.2%	140	120	-14.3%
North Loop	178	199	+ 11.8%	79	73	-7.6%
Stevens Sq - Loring Hts	130	0	-100.0%	98	121	+ 23.5%

### Pct. Of Original Price Received

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	96.0%	95.6%	- 0.4%	95.9%	96.0%	+ 0.1%
Downtown West – Mpls	90.3%	92.1%	+ 2.0%	93.7%	94.0%	+ 0.3%
Elliot Park	93.4%	94.4%	+ 1.1%	95.3%	94.8%	- 0.5%
Loring Park	95.5%	80.7%	- 15.5%	92.4%	93.4%	+ 1.1%
North Loop	96.4%	92.1%	- 4.5%	97.5%	97.3%	- 0.2%
Stevens Sq - Loring Hts	87.4%	0.0%	- 100.0%	94.7%	93.2%	- 1.6%

### Inventory

	2-2024	2-2025	+ / -	2-2024	2-2025	+ / -
Downtown East – Mpls	38	26	- 31.6%	4.6	3.6	- 21.7%
Downtown West – Mpls	46	59	+ 28.3%	4.2	7.9	+ 88.1%
Elliot Park	38	39	+ 2.6%	9.3	7.0	- 24.7%
Loring Park	29	34	+ 17.2%	4.5	5.3	+ 17.8%
North Loop	26	31	+ 19.2%	3.0	3.3	+ 10.0%
Stevens Sq - Loring Hts	14	19	+ 35.7%	3.4	7.0	+ 105.9%

### Months Supply

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