

Minneapolis – University

+ 13.3%

0.0%

+ 9.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

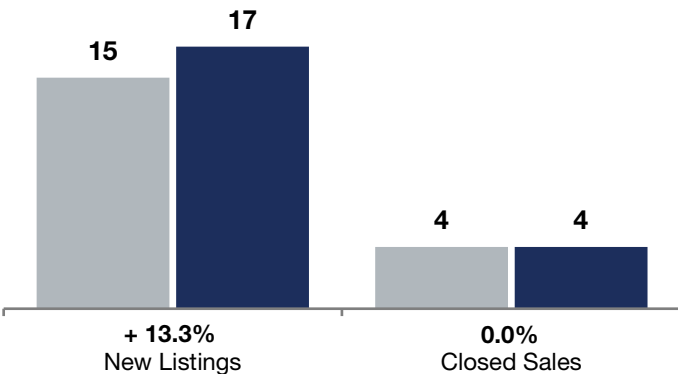
Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	17	+ 13.3%	229	227	-0.9%
Closed Sales	4	4	0.0%	176	143	-18.8%
Median Sales Price*	\$337,500	\$370,000	+ 9.6%	\$304,500	\$345,000	+ 13.3%
Average Sales Price*	\$461,875	\$641,250	+ 38.8%	\$404,261	\$434,290	+ 7.4%
Price Per Square Foot*	\$295	\$326	+ 10.6%	\$260	\$274	+ 5.5%
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	96.9%	96.5%	-0.4%
Days on Market Until Sale	21	95	+ 352.4%	72	60	-16.7%
Inventory of Homes for Sale	37	43	+ 16.2%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--

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

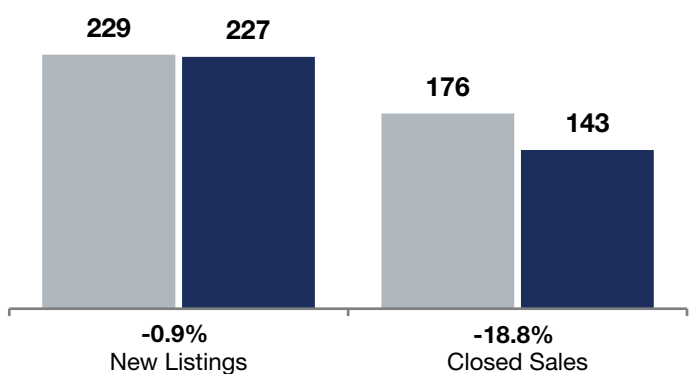
February

■ 2024 ■ 2025



Rolling 12 Months

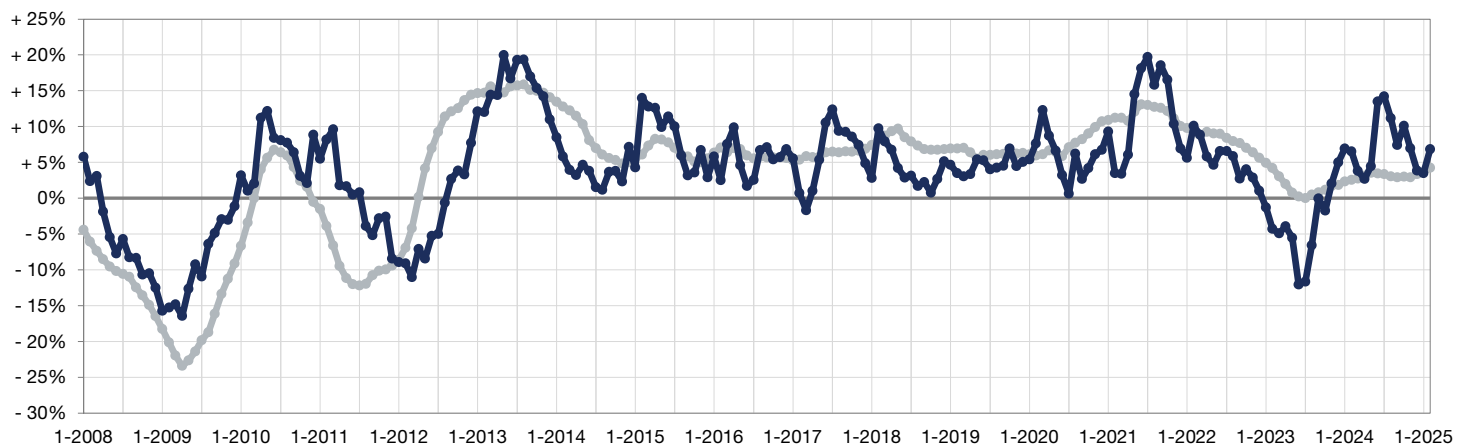
■ 2024 ■ 2025



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

16-County Twin Cities Region

Minneapolis – 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

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	2	2	0.0%	36	22	- 38.9%
Marcy Holmes	1	4	+ 300.0%	32	43	+ 34.4%
Nicollet Island – East Bank	7	6	- 14.3%	59	81	+ 37.3%
Prospect Pk - E River Rd	3	2	- 33.3%	47	39	- 17.0%
Southeast Como	2	3	+ 50.0%	55	42	- 23.6%
University of MN	0	0	--	0	0	--

Closed Sales

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	0	--	23	9	- 60.9%
Marcy Holmes	1	1	0.0%	34	23	- 32.4%
Nicollet Island – East Bank	1	2	+ 100.0%	42	57	+ 35.7%
Prospect Pk - E River Rd	1	0	- 100.0%	42	27	- 35.7%
Southeast Como	1	1	0.0%	35	27	- 22.9%
University of MN	0	0	--	0	0	--

Median Sales Price

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$0	\$0	--	\$155,000	\$165,000	+ 6.5%
Marcy Holmes	\$930,000	\$340,000	- 63.4%	\$395,000	\$407,000	+ 3.0%
Nicollet Island – East Bank	\$242,500	\$950,000	+ 291.8%	\$412,500	\$475,000	+ 15.2%
Prospect Pk - E River Rd	\$350,000	\$0	- 100.0%	\$350,000	\$372,000	+ 6.3%
Southeast Como	\$325,000	\$325,000	0.0%	\$277,000	\$270,000	- 2.5%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	0	--	136	103	- 24.3%
Marcy Holmes	6	194	+ 3133.3%	101	69	- 31.7%
Nicollet Island – East Bank	5	62	+ 1140.0%	65	59	- 9.2%
Prospect Pk - E River Rd	61	0	- 100.0%	54	43	- 20.4%
Southeast Como	13	61	+ 369.2%	32	55	+ 71.9%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0.0%	0.0%	--	94.0%	86.3%	- 8.2%
Marcy Holmes	100.0%	100.0%	0.0%	96.0%	97.7%	+ 1.8%
Nicollet Island – East Bank	101.5%	100.0%	- 1.5%	98.2%	97.8%	- 0.4%
Prospect Pk - E River Rd	95.9%	0.0%	- 100.0%	96.2%	97.1%	+ 0.9%
Southeast Como	100.0%	100.0%	0.0%	98.8%	95.4%	- 3.4%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	2-2024	2-2025	+ / -	2-2024	2-2025	+ / -
Cedar-Riverside	11	10	- 9.1%	5.2	8.0	+ 53.8%
Marcy Holmes	3	8	+ 166.7%	0.9	3.7	+ 311.1%
Nicollet Island – East Bank	11	12	+ 9.1%	3.1	2.5	- 19.4%
Prospect Pk - E River Rd	6	6	0.0%	1.5	2.5	+ 66.7%
Southeast Como	6	7	+ 16.7%	2.1	3.2	+ 52.4%
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.