

Minneapolis

- 5.6%

Change in
New Listings

- 7.3%

Change in
Closed Sales

+ 12.2%

Change in
Median Sales Price

February

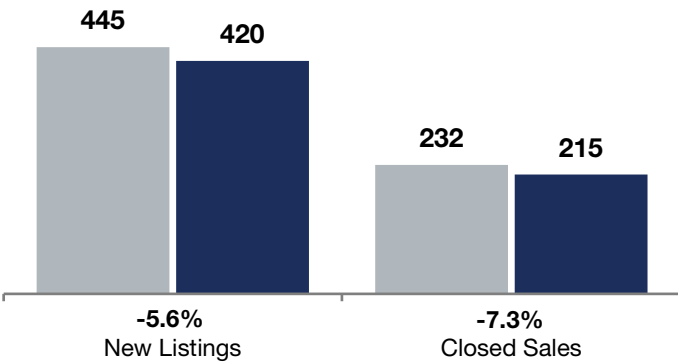
Rolling 12 Months

| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
|--|-----------|------------------|---------|-----------|------------------|--------|
| New Listings | 445 | 420 | -5.6% | 5,866 | 5,762 | -1.8% |
| Closed Sales | 232 | 215 | -7.3% | 4,286 | 4,186 | -2.3% |
| Median Sales Price* | \$298,500 | \$335,000 | + 12.2% | \$317,250 | \$330,000 | + 4.0% |
| Average Sales Price* | \$409,094 | \$399,874 | -2.3% | \$390,057 | \$412,414 | + 5.7% |
| Price Per Square Foot* | \$239 | \$238 | -0.6% | \$239 | \$243 | + 1.7% |
| Percent of Original List Price Received* | 97.2% | 97.1% | -0.1% | 99.2% | 98.7% | -0.5% |
| Days on Market Until Sale | 68 | 81 | + 19.1% | 50 | 54 | + 8.0% |
| Inventory of Homes for Sale | 795 | 706 | -11.2% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 2.0 | -9.1% | -- | -- | -- |

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

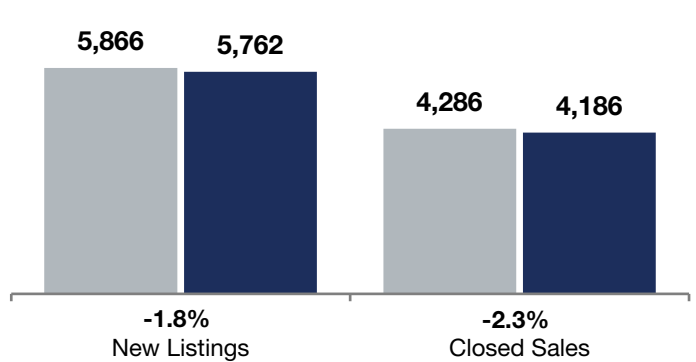
February

■ 2024 ■ 2025



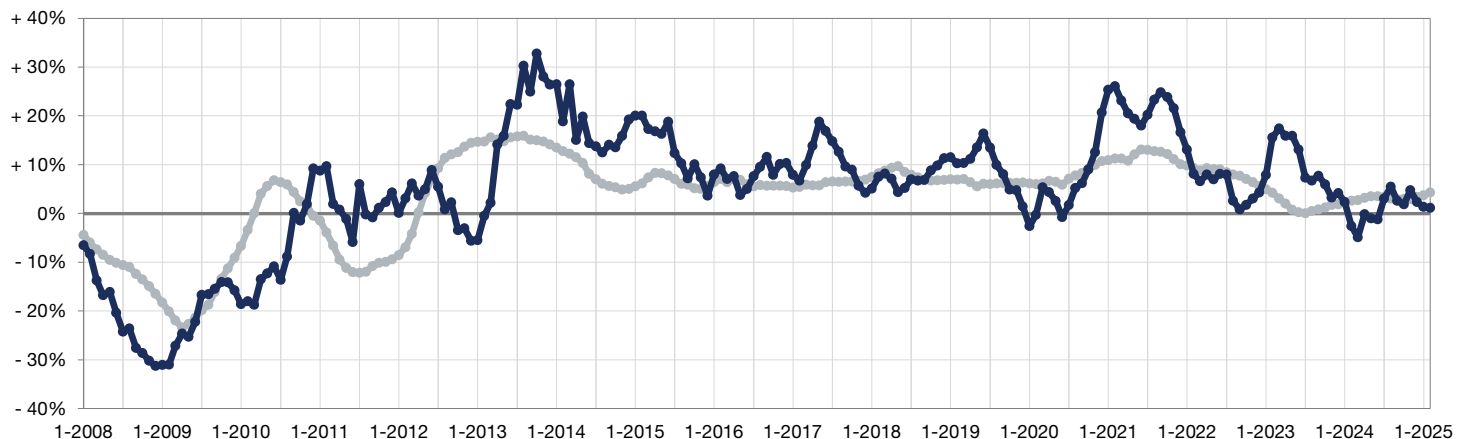
Rolling 12 Months

■ 2024 ■ 2025



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

16-County Twin Cities Region —
Minneapolis —



** 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.

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

| | 2-2024 | 2-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|----------------------------|--------|--------|---------|-----------------|--------------|---------|
| Minneapolis – Calhoun-Isle | 56 | 52 | - 7.1% | 610 | 641 | + 5.1% |
| Minneapolis – Camden | 47 | 41 | - 12.8% | 692 | 592 | - 14.5% |
| Minneapolis – Central | 75 | 81 | + 8.0% | 870 | 886 | + 1.8% |
| Minneapolis – Longfellow | 16 | 29 | + 81.3% | 359 | 358 | - 0.3% |
| Minneapolis – Near North | 37 | 21 | - 43.2% | 416 | 378 | - 9.1% |
| Minneapolis – Nokomis | 46 | 50 | + 8.7% | 665 | 648 | - 2.6% |
| Minneapolis – Northeast | 24 | 23 | - 4.2% | 416 | 395 | - 5.0% |
| Minneapolis – Phillips | 6 | 7 | + 16.7% | 60 | 96 | + 60.0% |
| Minneapolis – Powderhorn | 51 | 43 | - 15.7% | 537 | 546 | + 1.7% |
| Minneapolis – Southwest | 59 | 46 | - 22.0% | 888 | 870 | - 2.0% |
| Minneapolis – University | 15 | 17 | + 13.3% | 229 | 227 | - 0.9% |

Closed Sales

| | 2-2024 | 2-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|--|--------|--------|----------|-----------------|--------------|---------|
| | 24 | 26 | + 8.3% | 379 | 378 | - 0.3% |
| | 27 | 22 | - 18.5% | 541 | 507 | - 6.3% |
| | 23 | 22 | - 4.3% | 508 | 474 | - 6.7% |
| | 16 | 20 | + 25.0% | 288 | 297 | + 3.1% |
| | 21 | 14 | - 33.3% | 278 | 328 | + 18.0% |
| | 24 | 29 | + 20.8% | 551 | 541 | - 1.8% |
| | 20 | 17 | - 15.0% | 350 | 317 | - 9.4% |
| | 1 | 6 | + 500.0% | 37 | 47 | + 27.0% |
| | 29 | 14 | - 51.7% | 401 | 398 | - 0.7% |
| | 39 | 38 | - 2.6% | 699 | 694 | - 0.7% |
| | 4 | 4 | 0.0% | 176 | 143 | - 18.8% |

Median Sales Price

| | 2-2024 | 2-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|----------------------------|-----------|-----------|---------|-----------------|--------------|---------|
| Minneapolis – Calhoun-Isle | \$322,500 | \$362,500 | + 12.4% | \$370,000 | \$450,000 | + 21.6% |
| Minneapolis – Camden | \$183,000 | \$262,450 | + 43.4% | \$222,000 | \$239,900 | + 8.1% |
| Minneapolis – Central | \$366,500 | \$307,500 | - 16.1% | \$325,000 | \$354,000 | + 8.9% |
| Minneapolis – Longfellow | \$300,000 | \$347,500 | + 15.8% | \$320,000 | \$342,000 | + 6.9% |
| Minneapolis – Near North | \$280,000 | \$195,000 | - 30.4% | \$225,000 | \$235,000 | + 4.4% |
| Minneapolis – Nokomis | \$330,000 | \$387,000 | + 17.3% | \$355,000 | \$370,000 | + 4.2% |
| Minneapolis – Northeast | \$307,500 | \$305,000 | - 0.8% | \$335,000 | \$340,000 | + 1.5% |
| Minneapolis – Phillips | \$205,000 | \$148,750 | - 27.4% | \$219,900 | \$235,000 | + 6.9% |
| Minneapolis – Powderhorn | \$245,000 | \$325,750 | + 33.0% | \$285,000 | \$300,000 | + 5.3% |
| Minneapolis – Southwest | \$455,000 | \$549,250 | + 20.7% | \$480,000 | \$515,500 | + 7.4% |
| Minneapolis – University | \$337,500 | \$370,000 | + 9.6% | \$304,500 | \$345,000 | + 13.3% |

Days on Market Until Sale

| | 2-2024 | 2-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|--|--------|--------|----------|-----------------|--------------|---------|
| | 99 | 95 | - 4.0% | 74 | 88 | + 18.9% |
| | 54 | 48 | - 11.1% | 37 | 40 | + 8.1% |
| | 157 | 200 | + 27.4% | 113 | 115 | + 1.8% |
| | 53 | 38 | - 28.3% | 29 | 30 | + 3.4% |
| | 63 | 75 | + 19.0% | 53 | 63 | + 18.9% |
| | 47 | 45 | - 4.3% | 27 | 29 | + 7.4% |
| | 53 | 45 | - 15.1% | 25 | 28 | + 12.0% |
| | 48 | 131 | + 172.9% | 78 | 100 | + 28.2% |
| | 58 | 79 | + 36.2% | 42 | 42 | 0.0% |
| | 46 | 78 | + 69.6% | 35 | 41 | + 17.1% |
| | 21 | 95 | + 352.4% | 72 | 60 | - 16.7% |

Pct. Of Original Price Received

| | 2-2024 | 2-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|----------------------------|--------|--------|---------|-----------------|--------------|--------|
| Minneapolis – Calhoun-Isle | 95.2% | 95.1% | - 0.1% | 97.1% | 95.8% | - 1.3% |
| Minneapolis – Camden | 93.2% | 98.9% | + 6.1% | 99.7% | 99.4% | - 0.3% |
| Minneapolis – Central | 92.8% | 91.0% | - 1.9% | 94.9% | 95.2% | + 0.3% |
| Minneapolis – Longfellow | 100.1% | 100.6% | + 0.5% | 101.8% | 101.1% | - 0.7% |
| Minneapolis – Near North | 95.9% | 93.7% | - 2.3% | 97.3% | 98.5% | + 1.2% |
| Minneapolis – Nokomis | 99.6% | 97.7% | - 1.9% | 101.7% | 100.4% | - 1.3% |
| Minneapolis – Northeast | 98.4% | 98.6% | + 0.2% | 102.1% | 100.6% | - 1.5% |
| Minneapolis – Phillips | 139.3% | 97.1% | - 30.3% | 98.5% | 96.0% | - 2.5% |
| Minneapolis – Powderhorn | 96.4% | 97.8% | + 1.5% | 100.1% | 99.2% | - 0.9% |
| Minneapolis – Southwest | 99.8% | 98.2% | - 1.6% | 99.2% | 99.2% | 0.0% |
| Minneapolis – University | 99.3% | 100.0% | + 0.7% | 96.9% | 96.5% | - 0.4% |

Inventory

| | 2-2024 | 2-2025 | + / - |
|--|--------|--------|---------|
| | 132 | 110 | - 16.7% |
| | 92 | 57 | - 38.0% |
| | 191 | 208 | + 8.9% |
| | 21 | 22 | + 4.8% |
| | 75 | 44 | - 41.3% |
| | 46 | 44 | - 4.3% |
| | 25 | 24 | - 4.0% |
| | 14 | 21 | + 50.0% |
| | 65 | 60 | - 7.7% |
| | 71 | 52 | - 26.8% |
| | 37 | 43 | + 16.2% |

Months Supply

| | 2-2024 | 2-2025 | + / - |
|--|--------|--------|---------|
| | 4.2 | 3.4 | - 19.0% |
| | 2.0 | 1.4 | - 30.0% |
| | 4.5 | 5.4 | + 20.0% |
| | 0.9 | 0.9 | 0.0% |
| | 3.2 | 1.7 | - 46.9% |
| | 1.0 | 1.0 | 0.0% |
| | 0.9 | 0.9 | 0.0% |
| | 4.4 | 5.1 | + 15.9% |
| | 1.9 | 1.8 | - 5.3% |
| | 1.2 | 0.9 | - 25.0% |
| | 2.6 | 3.6 | + 38.5% |

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