

# Minneapolis – University

**+ 10.5%**

**0.0%**

**- 18.8%**

Change in  
New Listings

Change in  
Closed Sales

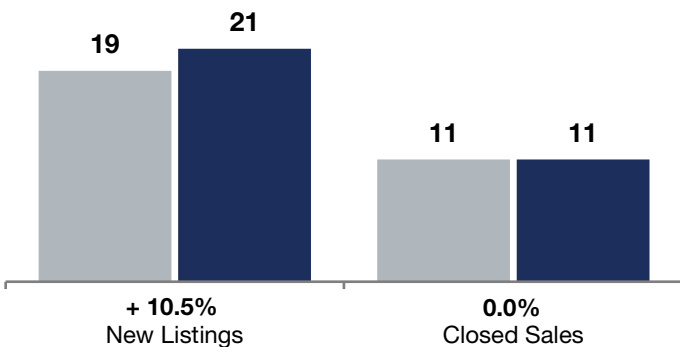
Change in  
Median Sales Price

	April			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	19	21	+ 10.5%	209	240	+ 14.8%
Closed Sales	11	11	0.0%	165	149	-9.7%
Median Sales Price*	\$480,000	<b>\$389,900</b>	-18.8%	\$320,000	<b>\$333,000</b>	+ 4.1%
Average Sales Price*	\$635,409	<b>\$427,900</b>	-32.7%	\$405,220	<b>\$413,933</b>	+ 2.2%
Price Per Square Foot*	\$290	<b>\$256</b>	-11.7%	\$262	<b>\$270</b>	+ 3.1%
Percent of Original List Price Received*	95.2%	<b>96.7%</b>	+ 1.6%	97.0%	<b>96.5%</b>	-0.5%
Days on Market Until Sale	96	65	-32.3%	71	63	-11.3%
Inventory of Homes for Sale	36	56	+ 55.6%	--	--	--
Months Supply of Inventory	2.6	4.7	+ 80.8%	--	--	--

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

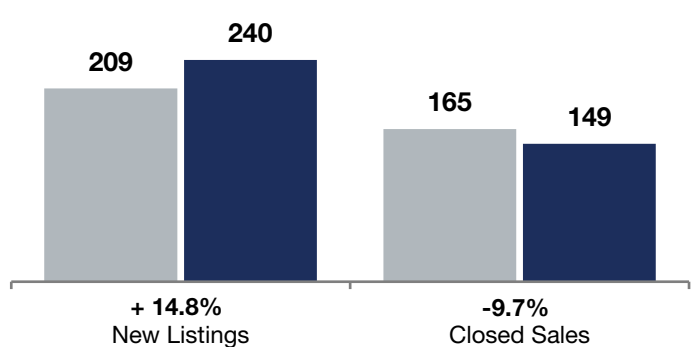
## April

■ 2024 ■ 2025



## Rolling 12 Months

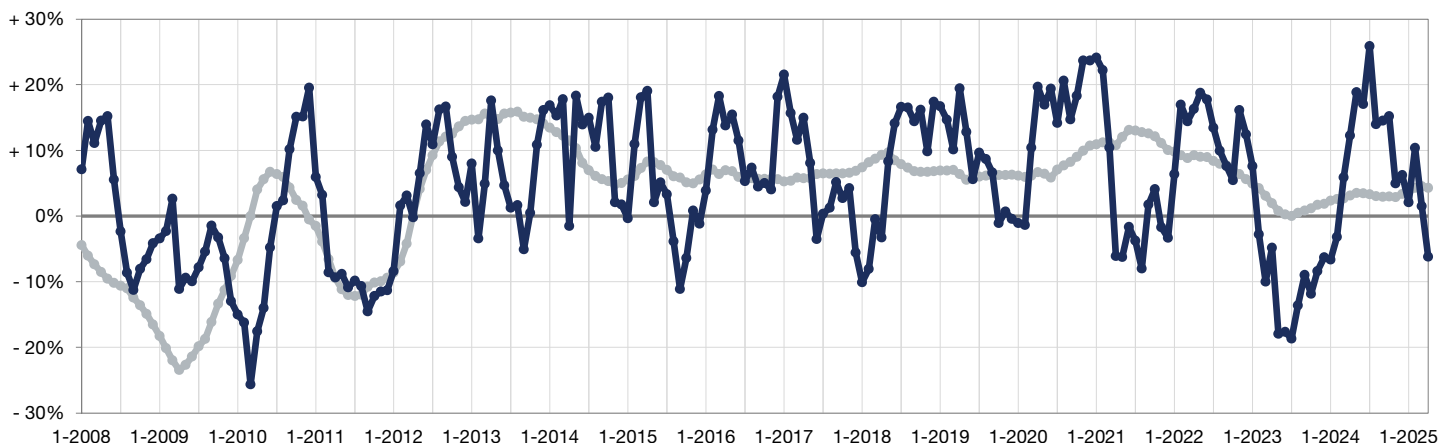
■ 2024 ■ 2025



## 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.

# Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Neighborhoods of Minneapolis – University

### New Listings

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	3	--	28	27	- 3.6%
Marcy Holmes	5	3	- 40.0%	30	47	+ 56.7%
Nicollet Island – East Bank	5	4	- 20.0%	62	79	+ 27.4%
Prospect Pk - E River Rd	5	5	0.0%	43	39	- 9.3%
Southeast Como	4	6	+ 50.0%	46	48	+ 4.3%
University of MN	0	0	--	0	0	--

### Closed Sales

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	1	0	- 100.0%	18	9	- 50.0%
Marcy Holmes	1	1	0.0%	32	27	- 15.6%
Nicollet Island – East Bank	5	3	- 40.0%	42	56	+ 33.3%
Prospect Pk - E River Rd	2	3	+ 50.0%	40	29	- 27.5%
Southeast Como	2	4	+ 100.0%	33	28	- 15.2%
University of MN	0	0	--	0	0	--

### Median Sales Price

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$165,000	\$0	- 100.0%	\$152,450	\$164,900	+ 8.2%
Marcy Holmes	\$1,650,000	\$389,900	- 76.4%	\$395,000	\$407,000	+ 3.0%
Nicollet Island – East Bank	\$590,000	\$610,000	+ 3.4%	\$374,950	\$500,000	+ 33.4%
Prospect Pk - E River Rd	\$525,000	\$270,000	- 48.6%	\$375,750	\$300,000	- 20.2%
Southeast Como	\$299,750	\$309,000	+ 3.1%	\$309,000	\$270,000	- 12.6%
University of MN	\$0	\$0	--	\$0	\$0	--

### Days on Market Until Sale

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	127	0	- 100.0%	143	130	- 9.1%
Marcy Holmes	212	195	- 8.0%	100	71	- 29.0%
Nicollet Island – East Bank	63	4	- 93.7%	60	54	- 10.0%
Prospect Pk - E River Rd	71	94	+ 32.4%	52	62	+ 19.2%
Southeast Como	130	56	- 56.9%	44	53	+ 20.5%
University of MN	0	0	--	0	0	--

### Pct. Of Original Price Received

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	84.7%	0.0%	- 100.0%	92.9%	85.3%	- 8.2%
Marcy Holmes	97.3%	100.0%	+ 2.8%	96.3%	98.5%	+ 2.3%
Nicollet Island – East Bank	97.4%	100.2%	+ 2.9%	98.0%	98.0%	0.0%
Prospect Pk - E River Rd	95.1%	89.6%	- 5.8%	96.7%	96.5%	- 0.2%
Southeast Como	94.0%	98.5%	+ 4.8%	98.8%	95.2%	- 3.6%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

### Inventory

### Months Supply

	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -
Cedar-Riverside	11	15	+ 36.4%	6.2	11.3	+ 82.3%
Marcy Holmes	5	8	+ 60.0%	1.5	3.2	+ 113.3%
Nicollet Island – East Bank	10	15	+ 50.0%	2.6	3.6	+ 38.5%
Prospect Pk - E River Rd	7	7	0.0%	2.1	2.7	+ 28.6%
Southeast Como	3	11	+ 266.7%	1.1	4.9	+ 345.5%
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.