

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Carver

- 26.9%

Change in
New Listings

- 15.4%

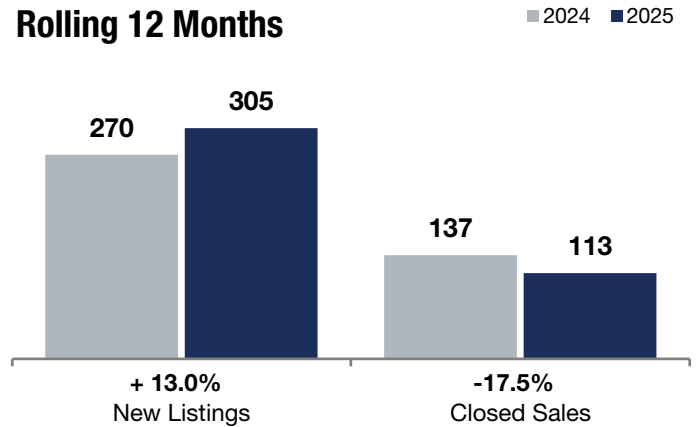
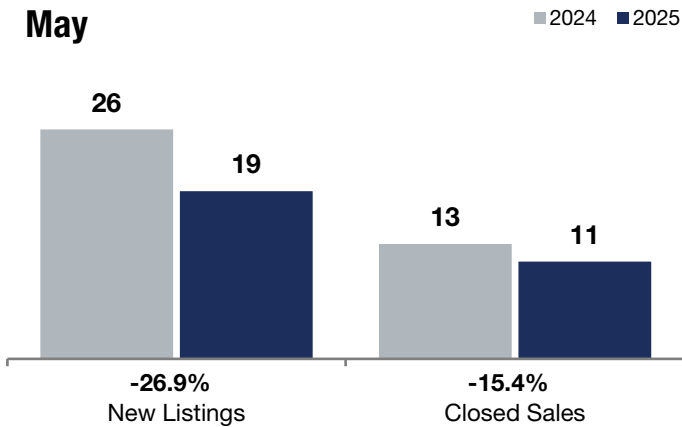
Change in
Closed Sales

+ 12.2%

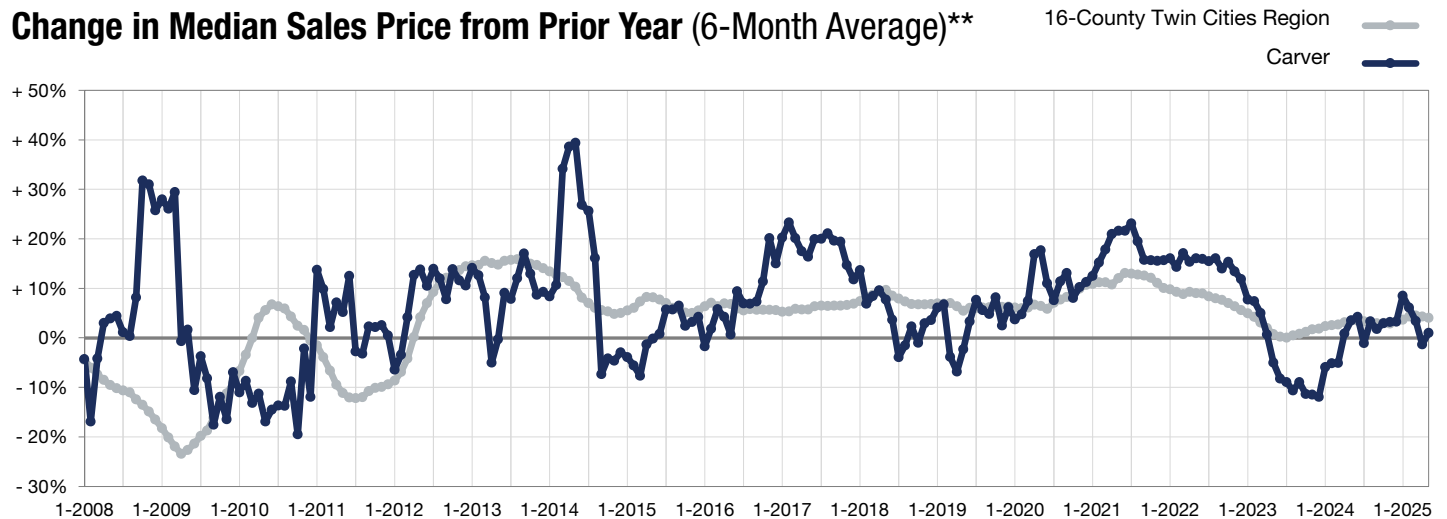
Change in
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	26	19	-26.9%	270	305	+ 13.0%
Closed Sales	13	11	-15.4%	137	113	-17.5%
Median Sales Price*	\$460,000	\$516,000	+ 12.2%	\$488,000	\$495,000	+ 1.4%
Average Sales Price*	\$482,481	\$495,707	+ 2.7%	\$477,216	\$493,470	+ 3.4%
Price Per Square Foot*	\$199	\$214	+ 7.8%	\$200	\$198	-0.8%
Percent of Original List Price Received*	98.6%	99.6%	+ 1.0%	96.5%	98.0%	+ 1.6%
Days on Market Until Sale	63	14	-77.8%	39	34	-12.8%
Inventory of Homes for Sale	35	28	-20.0%	--	--	--
Months Supply of Inventory	3.3	3.0	-9.1%	--	--	--

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



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



** 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.