

Minneapolis – Central

- 7.5%

Change in
New Listings

- 11.3%

Change in
Closed Sales

- 5.3%

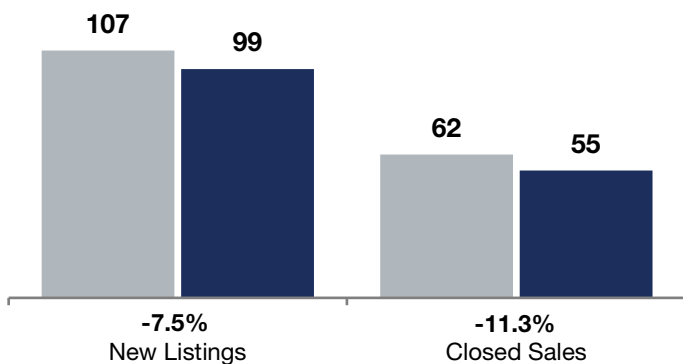
Change in
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	107	99	-7.5%	852	917	+ 7.6%
Closed Sales	62	55	-11.3%	518	450	-13.1%
Median Sales Price*	\$369,750	\$350,000	-5.3%	\$338,000	\$351,000	+ 3.8%
Average Sales Price*	\$424,718	\$498,073	+ 17.3%	\$456,426	\$474,437	+ 3.9%
Price Per Square Foot*	\$318	\$334	+ 5.1%	\$319	\$323	+ 1.0%
Percent of Original List Price Received*	96.9%	96.7%	-0.2%	95.2%	95.0%	-0.2%
Days on Market Until Sale	98	115	+ 17.3%	112	112	0.0%
Inventory of Homes for Sale	234	279	+ 19.2%	--	--	--
Months Supply of Inventory	5.4	7.6	+ 40.7%	--	--	--

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

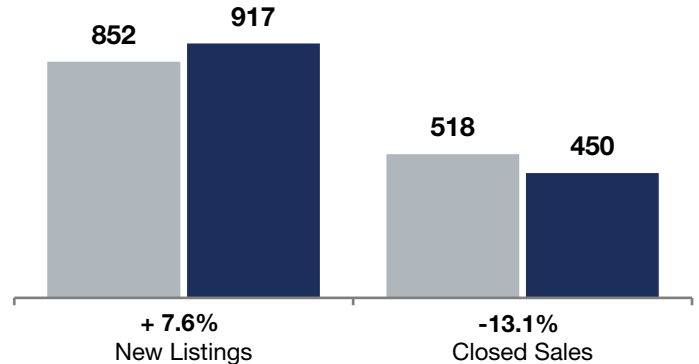
May

■ 2024 ■ 2025



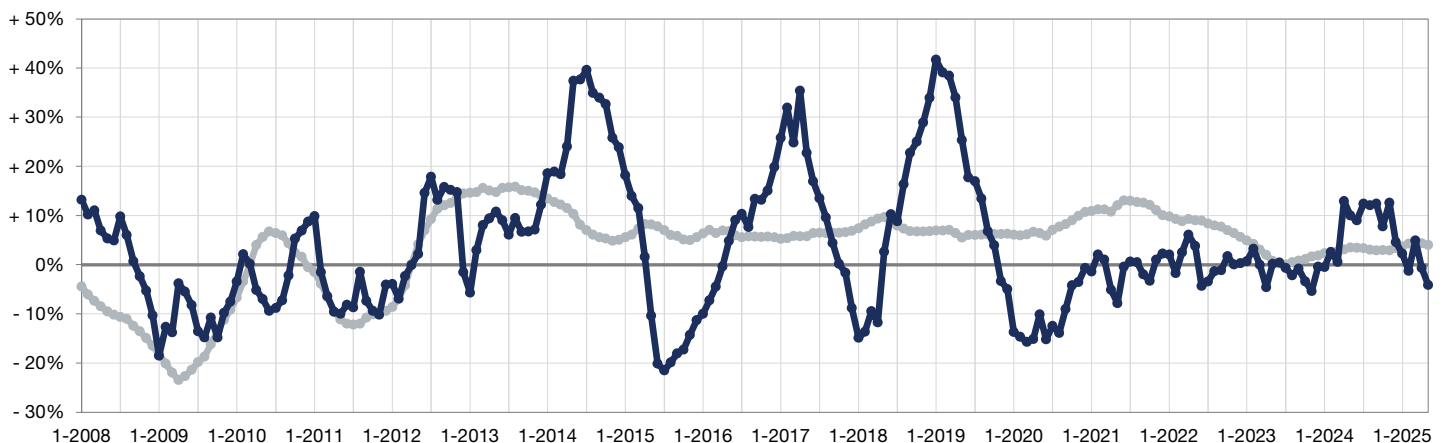
Rolling 12 Months

■ 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.

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – Central

New Listings

	5-2024	5-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	19	17	- 10.5%	175	128	- 26.9%
Downtown West – Mpls	19	19	0.0%	189	185	- 2.1%
Elliot Park	17	11	- 35.3%	122	165	+ 35.2%
Loring Park	20	11	- 45.0%	124	135	+ 8.9%
North Loop	23	33	+ 43.5%	172	220	+ 27.9%
Stevens Sq - Loring Hts	9	8	- 11.1%	70	84	+ 20.0%

Closed Sales

	5-2024	5-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	10	14	+ 40.0%	105	86	- 18.1%
Downtown West – Mpls	10	12	+ 20.0%	127	84	- 33.9%
Elliot Park	6	10	+ 66.7%	50	68	+ 36.0%
Loring Park	14	9	- 35.7%	82	77	- 6.1%
North Loop	22	9	- 59.1%	116	106	- 8.6%
Stevens Sq - Loring Hts	0	1	--	38	29	- 23.7%

Median Sales Price

	5-2024	5-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	\$523,950	\$597,500	+ 14.0%	\$640,000	\$718,613	+ 12.3%
Downtown West – Mpls	\$279,950	\$235,975	- 15.7%	\$227,750	\$271,125	+ 19.0%
Elliot Park	\$423,500	\$322,500	- 23.8%	\$328,500	\$325,000	- 1.1%
Loring Park	\$170,500	\$379,000	+ 122.3%	\$240,000	\$245,000	+ 2.1%
North Loop	\$422,500	\$350,000	- 17.2%	\$389,000	\$413,000	+ 6.2%
Stevens Sq - Loring Hts	\$0	\$205,000	--	\$125,000	\$125,000	0.0%

Days on Market Until Sale

	5-2024	5-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	102	79	-22.5%	116	103	-11.2%
Downtown West – Mpls	40	108	+ 170.0%	120	110	-8.3%
Elliot Park	247	168	-32.0%	144	172	+ 19.4%
Loring Park	100	113	+ 13.0%	140	107	-23.6%
North Loop	79	133	+ 68.4%	70	81	+ 15.7%
Stevens Sq - Loring Hts	0	41	--	101	122	+ 20.8%

Pct. Of Original Price Received

	5-2024	5-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	98.7%	99.0%	+ 0.3%	96.2%	95.8%	- 0.4%
Downtown West – Mpls	96.9%	97.3%	+ 0.4%	93.8%	94.7%	+ 1.0%
Elliot Park	93.3%	93.6%	+ 0.3%	95.0%	94.0%	- 1.1%
Loring Park	96.5%	94.9%	- 1.7%	92.9%	93.3%	+ 0.4%
North Loop	97.2%	97.1%	- 0.1%	97.7%	97.1%	- 0.6%
Stevens Sq - Loring Hts	0.0%	97.7%	--	94.7%	92.6%	- 2.2%

Inventory

	5-2024	5-2025	+ / –	5-2024	5-2025	+ / –
Downtown East – Mpls	41	29	- 29.3%	4.6	4.1	- 10.9%
Downtown West – Mpls	55	69	+ 25.5%	5.5	10.0	+ 81.8%
Elliot Park	42	50	+ 19.0%	9.7	9.2	- 5.2%
Loring Park	36	39	+ 8.3%	5.2	6.0	+ 15.4%
North Loop	38	64	+ 68.4%	3.9	7.5	+ 92.3%
Stevens Sq - Loring Hts	22	28	+ 27.3%	6.3	9.7	+ 54.0%

Months Supply

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