

Minneapolis – University

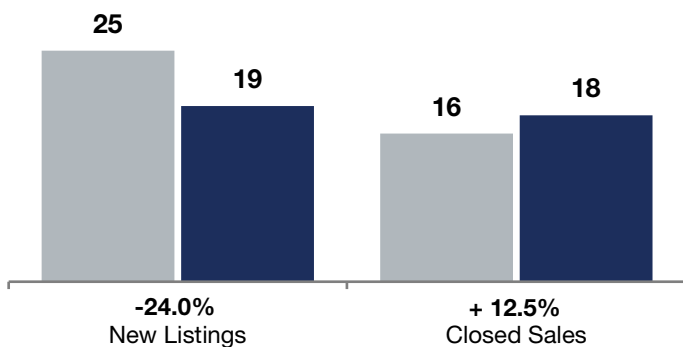
- 24.0%**+ 12.5%****- 8.5%**Change in
New ListingsChange in
Closed SalesChange in
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	25	19	-24.0%	210	235	+ 11.9%
Closed Sales	16	18	+ 12.5%	159	151	-5.0%
Median Sales Price*	\$360,501	\$329,950	-8.5%	\$329,900	\$330,000	+ 0.0%
Average Sales Price*	\$389,500	\$500,358	+ 28.5%	\$416,839	\$426,824	+ 2.4%
Price Per Square Foot*	\$250	\$296	+ 18.7%	\$262	\$276	+ 5.3%
Percent of Original List Price Received*	98.5%	96.0%	-2.5%	97.1%	96.2%	-0.9%
Days on Market Until Sale	47	63	+ 34.0%	67	65	-3.0%
Inventory of Homes for Sale	38	50	+ 31.6%	--	--	--
Months Supply of Inventory	2.9	4.1	+ 41.4%	--	--	--

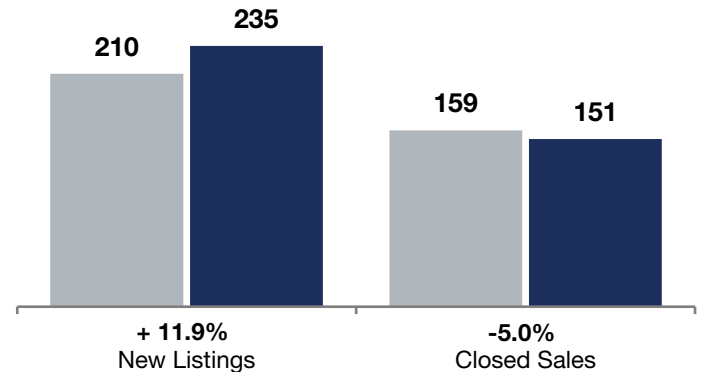
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

■ 2024 ■ 2025

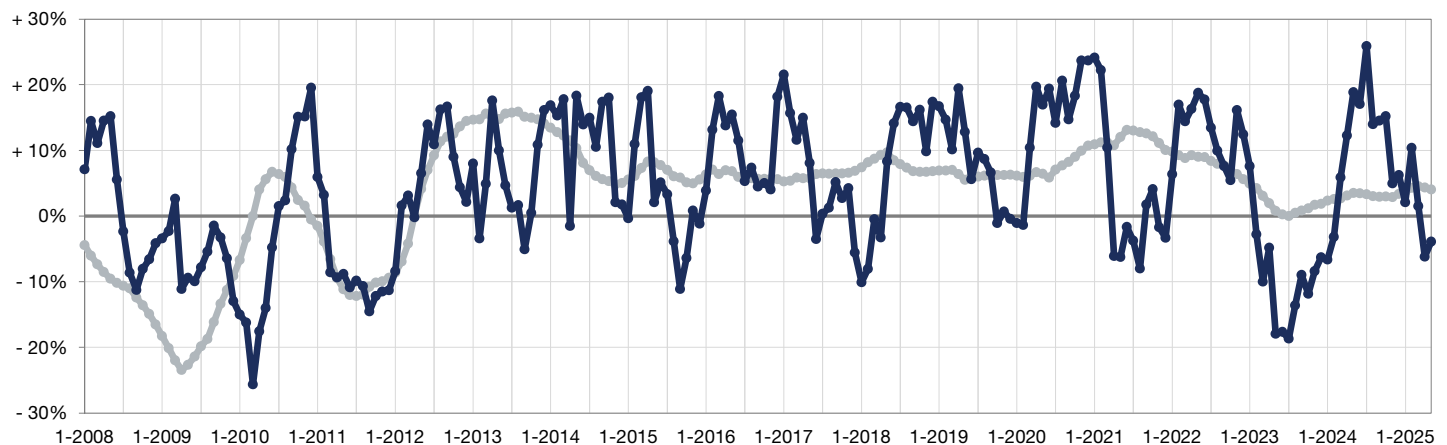
**Rolling 12 Months**

■ 2024 ■ 2025

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

16-County Twin Cities Region

Minneapolis – 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 – May 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – University

New Listings

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	4	4	0.0%	28	27	- 3.6%
Marcy Holmes	4	5	+ 25.0%	29	48	+ 65.5%
Nicollet Island – East Bank	12	3	- 75.0%	68	71	+ 4.4%
Prospect Pk - E River Rd	2	5	+ 150.0%	42	42	0.0%
Southeast Como	3	2	- 33.3%	43	47	+ 9.3%
University of MN	0	0	--	0	0	--

Closed Sales

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	0	1	--	14	10	- 28.6%
	1	6	+ 500.0%	29	32	+ 10.3%
	5	4	- 20.0%	41	55	+ 34.1%
	5	2	- 60.0%	40	26	- 35.0%
	5	5	0.0%	35	28	- 20.0%
	0	0	--	0	0	--

Median Sales Price

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$0	\$260,000	--	\$152,450	\$167,450	+ 9.8%
Marcy Holmes	\$407,000	\$335,450	- 17.6%	\$415,000	\$391,450	- 5.7%
Nicollet Island – East Bank	\$500,000	\$527,500	+ 5.5%	\$390,000	\$500,000	+ 28.2%
Prospect Pk - E River Rd	\$225,000	\$537,500	+ 138.9%	\$386,250	\$352,500	- 8.7%
Southeast Como	\$349,001	\$282,500	- 19.1%	\$309,000	\$270,000	- 12.6%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	0	44	--	150	122	- 18.7%
	111	36	- 67.6%	100	63	- 37.0%
	53	79	+ 49.1%	49	56	+ 14.3%
	47	118	+ 151.1%	51	69	+ 35.3%
	27	62	+ 129.6%	45	60	+ 33.3%
	0	0	--	0	0	--

Pct. Of Original Price Received

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0.0%	92.9%	--	92.3%	86.0%	- 6.8%
Marcy Holmes	85.7%	98.2%	+ 14.6%	95.7%	98.8%	+ 3.2%
Nicollet Island – East Bank	98.6%	94.9%	- 3.8%	98.3%	97.7%	- 0.6%
Prospect Pk - E River Rd	98.3%	99.7%	+ 1.4%	97.2%	96.4%	- 0.8%
Southeast Como	101.1%	93.5%	- 7.5%	98.6%	93.8%	- 4.9%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	5-2024	5-2025	+ / -	5-2024	5-2025	+ / -
	12	15	+ 25.0%	7.2	11.3	+ 56.9%
	5	9	+ 80.0%	1.7	3.4	+ 100.0%
	16	13	- 18.8%	4.5	3.0	- 33.3%
	3	7	+ 133.3%	0.9	2.9	+ 222.2%
	2	6	+ 200.0%	0.8	2.7	+ 237.5%
	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.