

Minneapolis – University

- 25.8%

+ 35.7%

+ 4.3%

Change in
New Listings

Change in
Closed Sales

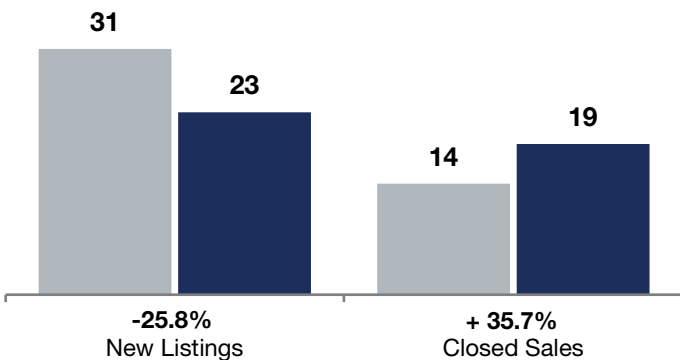
Change in
Median Sales Price

	June			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	31	23	-25.8%	216	227	+ 5.1%
Closed Sales	14	19	+ 35.7%	147	158	+ 7.5%
Median Sales Price*	\$300,000	\$312,800	+ 4.3%	\$329,900	\$329,950	+ 0.0%
Average Sales Price*	\$417,979	\$353,800	-15.4%	\$420,250	\$417,993	-0.5%
Price Per Square Foot*	\$300	\$249	-17.0%	\$265	\$270	+ 1.8%
Percent of Original List Price Received*	99.8%	95.6%	-4.2%	97.3%	95.8%	-1.5%
Days on Market Until Sale	40	66	+ 65.0%	67	67	0.0%
Inventory of Homes for Sale	54	48	-11.1%	--	--	--
Months Supply of Inventory	4.4	3.8	-13.6%	--	--	--

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

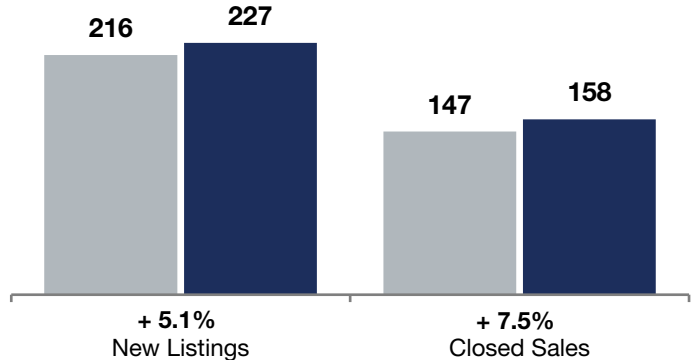
June

■ 2024 ■ 2025



Rolling 12 Months

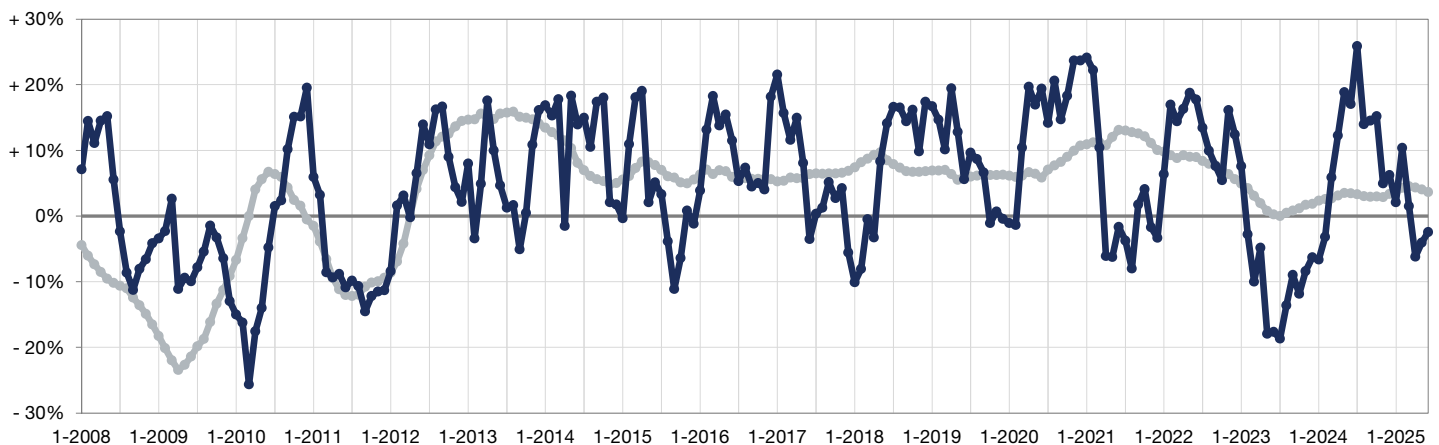
■ 2024 ■ 2025



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.

Neighborhoods of Minneapolis – University

New Listings

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	2	3	+ 50.0%	27	28	+ 3.7%
Marcy Holmes	5	5	0.0%	28	48	+ 71.4%
Nicollet Island – East Bank	12	7	- 41.7%	73	66	- 9.6%
Prospect Pk - E River Rd	4	3	- 25.0%	41	41	0.0%
Southeast Como	8	5	- 37.5%	47	44	- 6.4%
University of MN	0	0	--	0	0	--

Closed Sales

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	1	2	+ 100.0%	11	11	0.0%
	2	5	+ 150.0%	27	35	+ 29.6%
	7	6	- 14.3%	40	54	+ 35.0%
	3	5	+ 66.7%	37	29	- 21.6%
	1	1	0.0%	32	29	- 9.4%
	0	0	--	0	0	--

Median Sales Price

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$180,000	\$191,400	+ 6.3%	\$154,900	\$164,900	+ 6.5%
Marcy Holmes	\$399,950	\$315,000	- 21.2%	\$418,750	\$389,900	- 6.9%
Nicollet Island – East Bank	\$290,000	\$262,500	- 9.5%	\$347,500	\$473,750	+ 36.3%
Prospect Pk - E River Rd	\$375,000	\$415,000	+ 10.7%	\$375,000	\$387,000	+ 3.2%
Southeast Como	\$247,000	\$310,000	+ 25.5%	\$297,000	\$273,000	- 8.1%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	119	285	+ 139.5%	182	151	- 17.0%
	41	41	0.0%	99	61	- 38.4%
	44	30	- 31.8%	47	54	+ 14.9%
	14	42	+ 200.0%	47	70	+ 48.9%
	3	0	- 100.0%	48	62	+ 29.2%
	0	0	--	0	0	--

Pct. Of Original Price Received

	6-2024	6-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	82.6%	91.2%	+ 10.4%	91.0%	87.3%	- 4.1%
Marcy Holmes	103.5%	97.2%	- 6.1%	95.7%	98.3%	+ 2.7%
Nicollet Island – East Bank	101.6%	94.8%	- 6.7%	98.8%	96.8%	- 2.0%
Prospect Pk - E River Rd	97.7%	97.1%	- 0.6%	97.2%	96.2%	- 1.0%
Southeast Como	102.9%	0.0%	- 100.0%	99.0%	93.5%	- 5.6%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -
	12	14	+ 16.7%	7.7	10.5	+ 36.4%
	7	10	+ 42.9%	2.7	3.5	+ 29.6%
	21	9	- 57.1%	6.5	2.0	- 69.2%
	6	6	0.0%	1.8	2.1	+ 16.7%
	8	9	+ 12.5%	3.0	4.2	+ 40.0%
	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.