

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



East Phillips

- 50.0%

+ 150.0%

+ 33.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	4	2	-50.0%	28	30	+ 7.1%
Closed Sales	2	5	+ 150.0%	19	20	+ 5.3%
Median Sales Price*	\$191,250	\$255,000	+ 33.3%	\$265,000	\$238,750	-9.9%
Average Sales Price*	\$191,250	\$247,500	+ 29.4%	\$261,960	\$244,253	-6.8%
Price Per Square Foot*	\$162	\$201	+ 24.3%	\$156	\$167	+ 7.2%
Percent of Original List Price Received*	98.9%	98.7%	-0.2%	99.6%	99.8%	+ 0.2%
Days on Market Until Sale	31	47	+ 51.6%	51	34	-33.3%
Inventory of Homes for Sale	5	4	-20.0%	--	--	--
Months Supply of Inventory	2.5	2.0	-20.0%	--	--	--

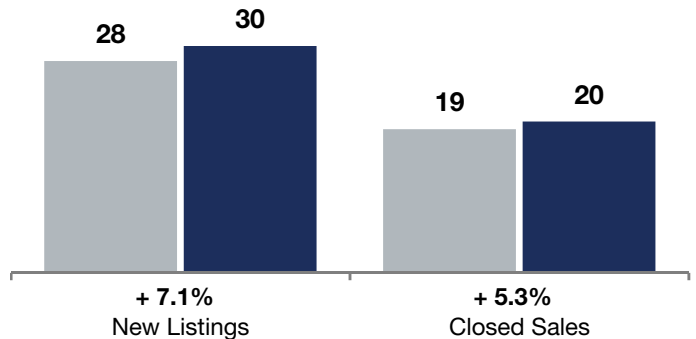
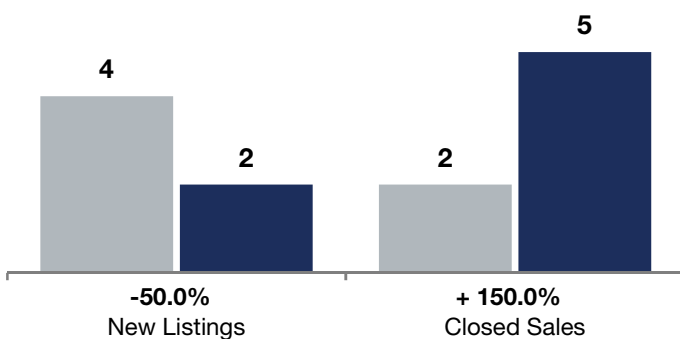
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 2024 ■ 2025

Rolling 12 Months

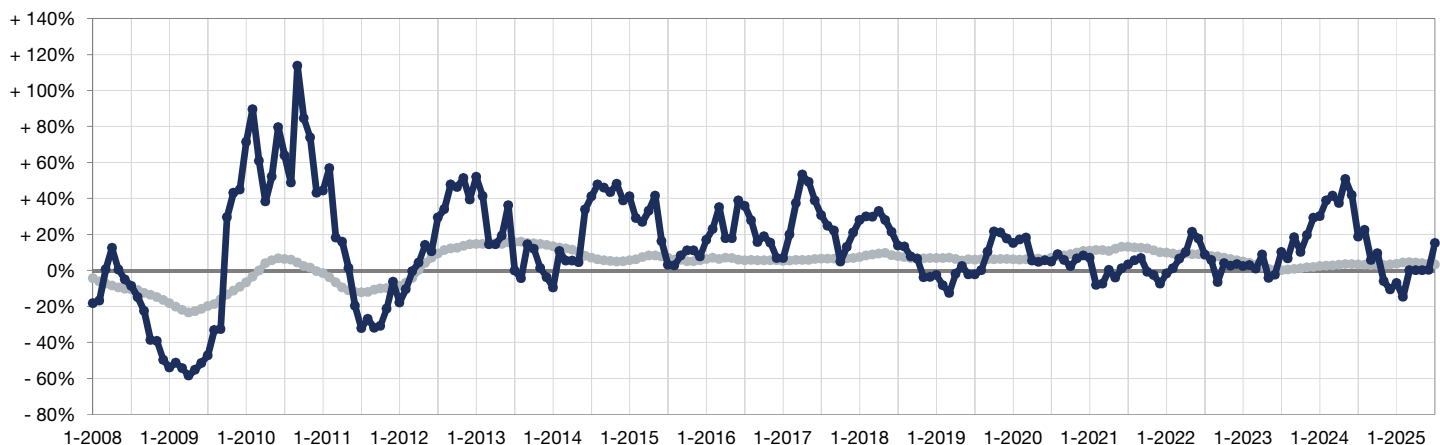
■ 2024 ■ 2025



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

16-County Twin Cities Region

East Phillips



** 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.