

# Minneapolis – Central

+ 1.3%

Change in  
New Listings

+ 8.9%

Change in  
Closed Sales

- 29.1%

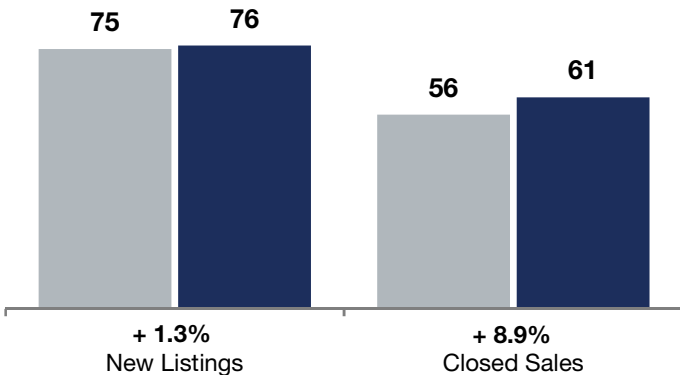
Change in  
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	75	76	+ 1.3%	849	914	+ 7.7%
Closed Sales	56	61	+ 8.9%	508	456	-10.2%
Median Sales Price*	\$412,750	<b>\$292,500</b>	-29.1%	\$350,000	<b>\$335,000</b>	-4.3%
Average Sales Price*	\$481,526	<b>\$481,893</b>	+ 0.1%	\$471,408	<b>\$464,164</b>	-1.5%
Price Per Square Foot*	\$338	<b>\$319</b>	-5.8%	\$325	<b>\$317</b>	-2.3%
Percent of Original List Price Received*	96.0%	<b>95.2%</b>	-0.8%	95.4%	<b>94.8%</b>	-0.6%
Days on Market Until Sale	66	109	+ 65.2%	108	120	+ 11.1%
Inventory of Homes for Sale	250	260	+ 4.0%	--	--	--
Months Supply of Inventory	6.2	6.7	+ 8.1%	--	--	--

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

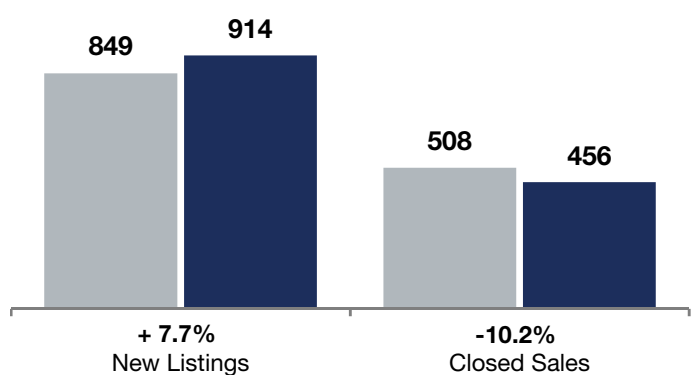
## July

■ 2024 ■ 2025



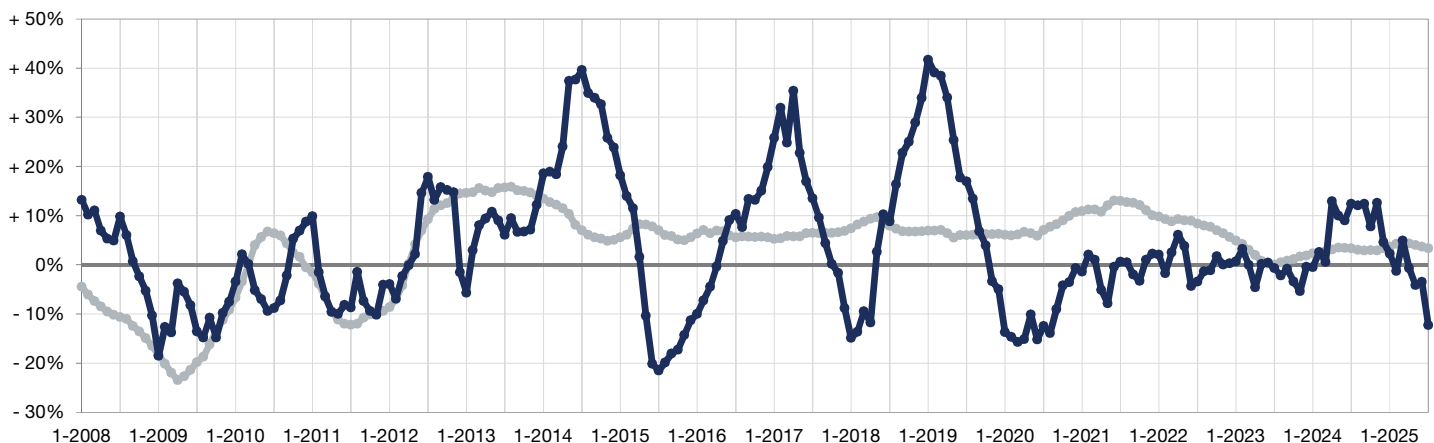
## Rolling 12 Months

■ 2024 ■ 2025



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

16-County Twin Cities Region —  
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 – July 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Neighborhoods of Minneapolis – Central

### New Listings

	7-2024	7-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	12	11	- 8.3%	165	128	- 22.4%
Downtown West – Mpls	13	22	+ 69.2%	178	193	+ 8.4%
Elliot Park	13	10	- 23.1%	132	162	+ 22.7%
Loring Park	13	13	0.0%	128	127	- 0.8%
North Loop	14	15	+ 7.1%	170	223	+ 31.2%
Stevens Sq - Loring Hts	10	5	- 50.0%	76	81	+ 6.6%

### Closed Sales

	7-2024	7-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	16	12	- 25.0%	101	79	- 21.8%
Downtown West – Mpls	11	15	+ 36.4%	122	92	- 24.6%
Elliot Park	5	7	+ 40.0%	53	68	+ 28.3%
Loring Park	4	7	+ 75.0%	75	83	+ 10.7%
North Loop	17	15	- 11.8%	118	107	- 9.3%
Stevens Sq - Loring Hts	3	5	+ 66.7%	39	27	- 30.8%

### Median Sales Price

	7-2024	7-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	\$725,000	\$712,500	- 1.7%	\$640,000	\$695,000	+ 8.6%
Downtown West – Mpls	\$195,000	\$275,000	+ 41.0%	\$255,000	\$277,500	+ 8.8%
Elliot Park	\$372,900	\$283,000	- 24.1%	\$335,000	\$325,000	- 3.0%
Loring Park	\$242,500	\$224,400	- 7.5%	\$261,000	\$220,000	- 15.7%
North Loop	\$418,000	\$292,500	- 30.0%	\$389,500	\$369,000	- 5.3%
Stevens Sq - Loring Hts	\$240,000	\$145,000	- 39.6%	\$124,000	\$145,000	+ 16.9%

### Days on Market Until Sale

	7-2024	7-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	81	64	-21.0%	109	104	-4.6%
Downtown West – Mpls	96	157	+ 63.5%	119	124	+ 4.2%
Elliot Park	79	44	-44.3%	139	164	+ 18.0%
Loring Park	83	90	+ 8.4%	138	121	-12.3%
North Loop	29	124	+ 327.6%	65	96	+ 47.7%
Stevens Sq - Loring Hts	34	145	+ 326.5%	102	139	+ 36.3%

### Pct. Of Original Price Received

	7-2024	7-2025	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	96.0%	95.9%	- 0.1%	96.3%	96.1%	- 0.2%
Downtown West – Mpls	92.6%	94.8%	+ 2.4%	93.9%	94.7%	+ 0.9%
Elliot Park	96.6%	98.7%	+ 2.2%	94.8%	94.4%	- 0.4%
Loring Park	96.9%	92.7%	- 4.3%	94.1%	92.4%	- 1.8%
North Loop	97.4%	94.1%	- 3.4%	97.7%	96.7%	- 1.0%
Stevens Sq - Loring Hts	98.4%	96.0%	- 2.4%	94.4%	92.2%	- 2.3%

### Inventory

	7-2024	7-2025	+ / –	7-2024	7-2025	+ / –
Downtown East – Mpls	44	34	- 22.7%	5.9	5.0	- 15.3%
Downtown West – Mpls	53	60	+ 13.2%	5.4	7.7	+ 42.6%
Elliot Park	47	50	+ 6.4%	11.1	8.8	- 20.7%
Loring Park	41	34	- 17.1%	6.4	5.0	- 21.9%
North Loop	42	57	+ 35.7%	4.5	6.2	+ 37.8%
Stevens Sq - Loring Hts	23	25	+ 8.7%	7.5	8.3	+ 10.7%

### Months Supply

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