

Minneapolis – University

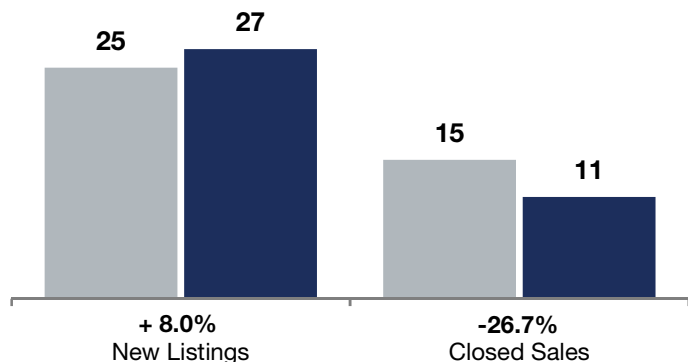
+ 8.0%**- 26.7%****- 11.1%**Change in
New ListingsChange in
Closed SalesChange in
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	25	27	+ 8.0%	217	229	+ 5.5%
Closed Sales	15	11	-26.7%	146	154	+ 5.5%
Median Sales Price*	\$360,000	\$320,000	-11.1%	\$347,001	\$321,250	-7.4%
Average Sales Price*	\$467,793	\$357,136	-23.7%	\$434,786	\$408,795	-6.0%
Price Per Square Foot*	\$263	\$238	-9.6%	\$266	\$268	+ 0.9%
Percent of Original List Price Received*	100.1%	94.2%	-5.9%	97.5%	95.2%	-2.4%
Days on Market Until Sale	34	72	+ 111.8%	61	70	+ 14.8%
Inventory of Homes for Sale	56	59	+ 5.4%	--	--	--
Months Supply of Inventory	4.8	4.7	-2.1%	--	--	--

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

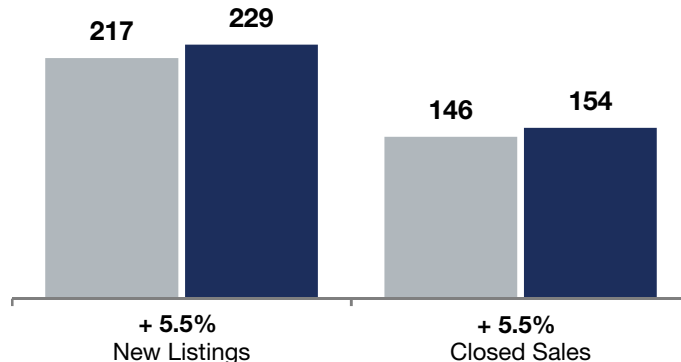
July

■ 2024 ■ 2025



Rolling 12 Months

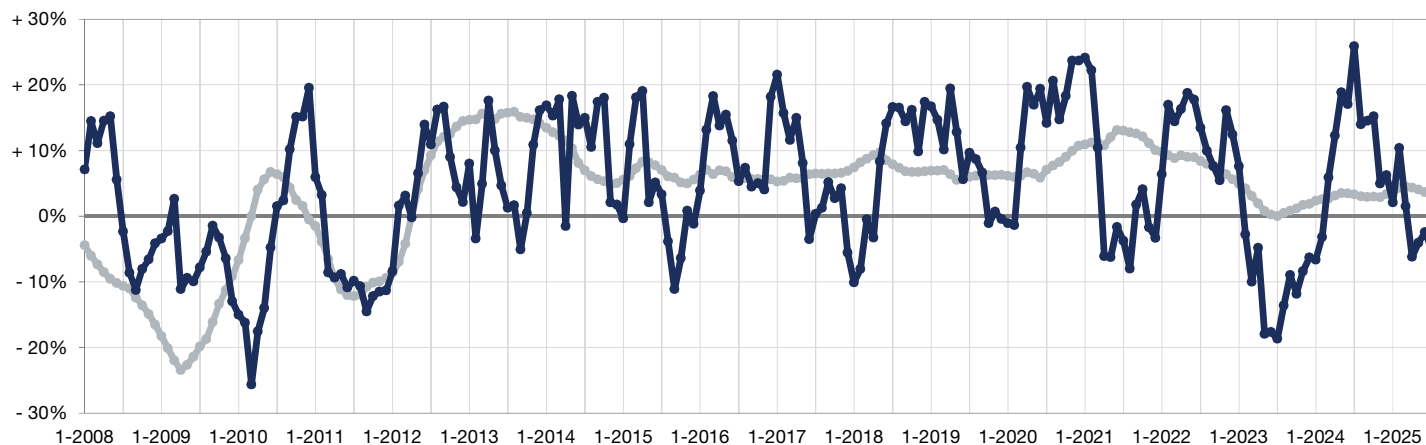
■ 2024 ■ 2025



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

16-County Twin Cities Region

Minneapolis – 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 – July 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – University

New Listings

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	1	0	- 100.0%	25	27	+ 8.0%
Marcy Holmes	6	9	+ 50.0%	29	51	+ 75.9%
Nicollet Island – East Bank	11	8	- 27.3%	82	63	- 23.2%
Prospect Pk - E River Rd	4	2	- 50.0%	38	39	+ 2.6%
Southeast Como	3	8	+ 166.7%	43	49	+ 14.0%
University of MN	0	0	--	0	0	--

Closed Sales

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	2	1	- 50.0%	10	10	0.0%
	5	2	- 60.0%	27	32	+ 18.5%
	5	2	- 60.0%	42	51	+ 21.4%
	1	4	+ 300.0%	35	32	- 8.6%
	2	2	0.0%	32	29	- 9.4%
	0	0	--	0	0	--

Median Sales Price

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$159,500	\$60,000	- 62.4%	\$151,950	\$137,450	- 9.5%
Marcy Holmes	\$333,000	\$380,000	+ 14.1%	\$418,750	\$404,000	- 3.5%
Nicollet Island – East Bank	\$605,000	\$498,250	- 17.6%	\$374,950	\$450,000	+ 20.0%
Prospect Pk - E River Rd	\$595,000	\$398,500	- 33.0%	\$400,000	\$361,000	- 9.8%
Southeast Como	\$368,500	\$282,000	- 23.5%	\$310,500	\$270,000	- 13.0%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	37	314	+ 748.6%	120	191	+ 59.2%
	41	67	+ 63.4%	98	64	- 34.7%
	41	102	+ 148.8%	46	57	+ 23.9%
	17	22	+ 29.4%	49	65	+ 32.7%
	7	28	+ 300.0%	46	64	+ 39.1%
	0	0	--	0	0	--

Pct. Of Original Price Received

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	91.2%	75.1%	- 17.7%	91.6%	85.3%	- 6.9%
Marcy Holmes	100.3%	94.7%	- 5.6%	95.9%	97.8%	+ 2.0%
Nicollet Island – East Bank	101.4%	92.9%	- 8.4%	99.1%	96.2%	- 2.9%
Prospect Pk - E River Rd	100.0%	97.1%	- 2.9%	97.5%	96.2%	- 1.3%
Southeast Como	105.0%	98.7%	- 6.0%	98.6%	93.0%	- 5.7%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
	13	15	+ 15.4%	9.5	11.7	+ 23.2%
	8	15	+ 87.5%	3.8	5.1	+ 34.2%
	21	14	- 33.3%	5.5	3.7	- 32.7%
	6	4	- 33.3%	2.1	1.4	- 33.3%
	8	11	+ 37.5%	3.2	4.7	+ 46.9%
	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.