

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



East Phillips

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- 50.0%

- 21.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	0	4	--	24	34	+ 41.7%
Closed Sales	2	1	-50.0%	19	19	0.0%
Median Sales Price*	\$235,000	\$185,000	-21.3%	\$265,000	\$232,500	-12.3%
Average Sales Price*	\$235,000	\$185,000	-21.3%	\$268,381	\$242,108	-9.8%
Price Per Square Foot*	\$169	\$217	+ 28.2%	\$155	\$170	+ 9.7%
Percent of Original List Price Received*	120.3%	93.2%	-22.5%	102.0%	97.3%	-4.6%
Days on Market Until Sale	27	105	+ 288.9%	49	38	-22.4%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.1	3.7	+ 236.4%	--	--	--

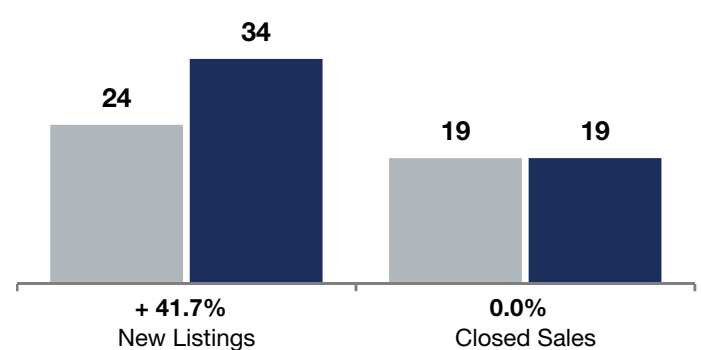
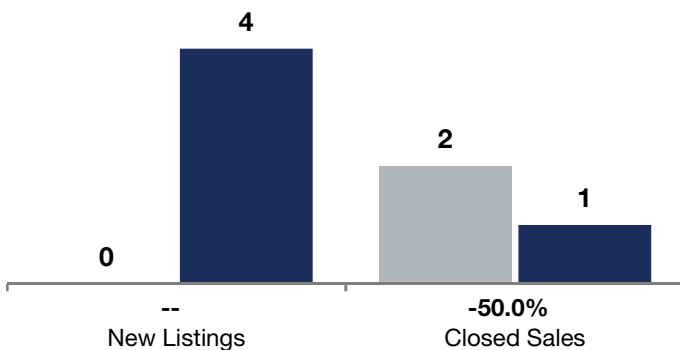
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2024 ■ 2025

Rolling 12 Months

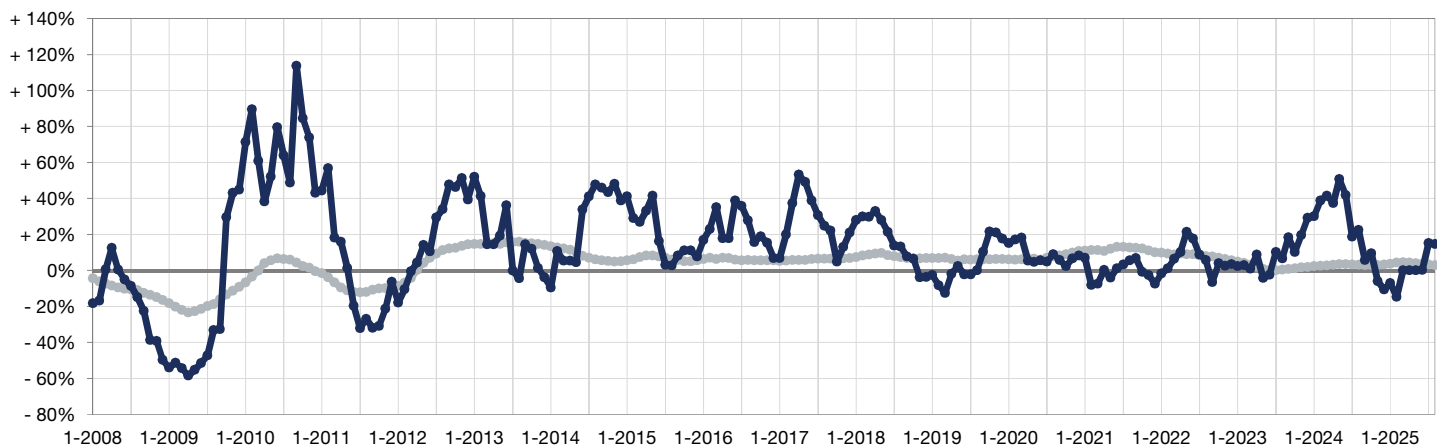
■ 2024 ■ 2025



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.