

Minneapolis – Central

- 26.7%

+ 39.3%

- 6.2%

Change in
New Listings

Change in
Closed Sales

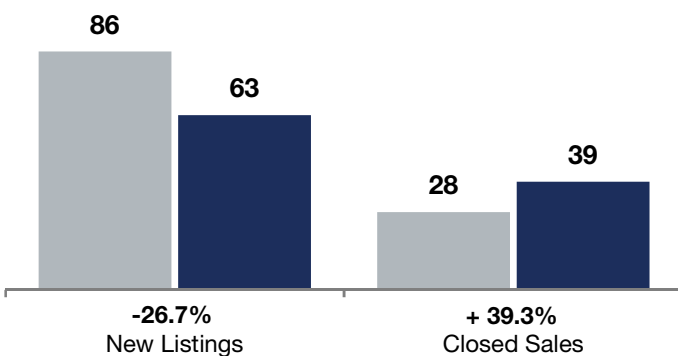
Change in
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	86	63	-26.7%	859	891	+ 3.7%
Closed Sales	28	39	+ 39.3%	489	468	-4.3%
Median Sales Price*	\$341,250	\$320,000	-6.2%	\$355,000	\$333,500	-6.1%
Average Sales Price*	\$408,779	\$440,944	+ 7.9%	\$471,641	\$464,814	-1.4%
Price Per Square Foot*	\$296	\$308	+ 3.8%	\$325	\$318	-2.1%
Percent of Original List Price Received*	95.0%	94.5%	-0.5%	95.4%	94.8%	-0.6%
Days on Market Until Sale	119	115	-3.4%	108	120	+ 11.1%
Inventory of Homes for Sale	263	258	-1.9%	--	--	--
Months Supply of Inventory	6.8	6.6	-2.9%	--	--	--

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

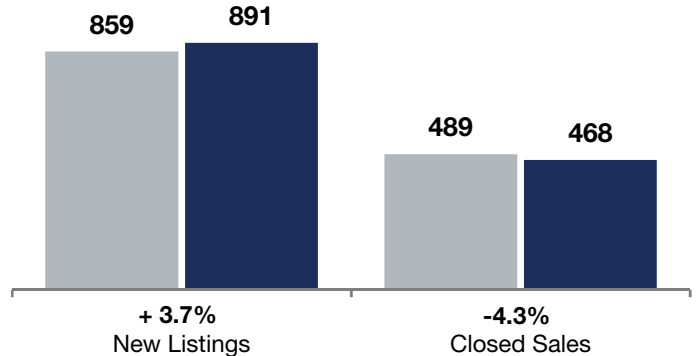
August

■ 2024 ■ 2025



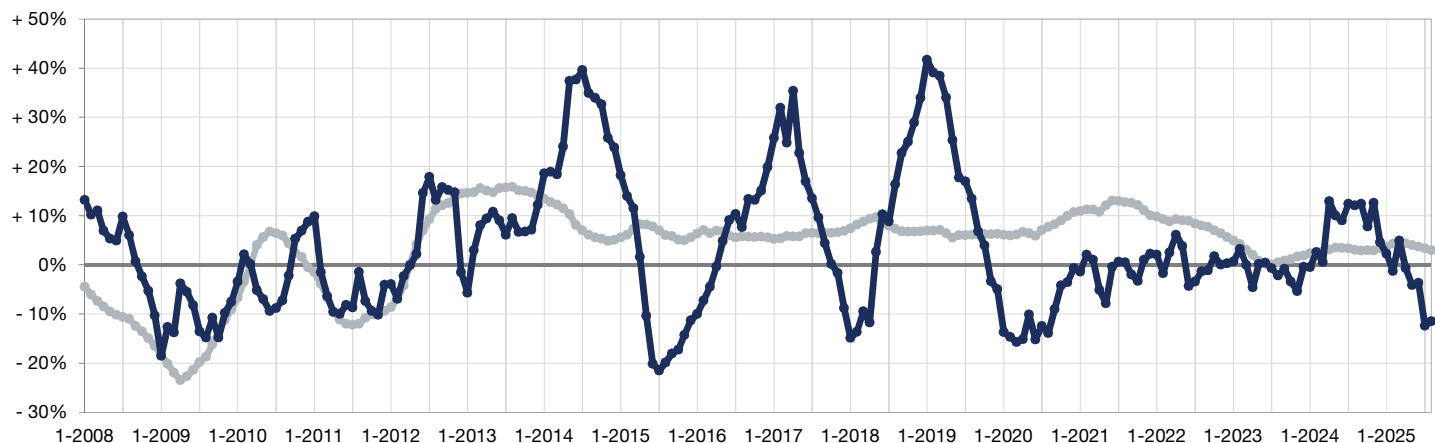
Rolling 12 Months

■ 2024 ■ 2025



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

16-County Twin Cities Region
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 – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – Central

New Listings

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	11	10	- 9.1%	163	127	- 22.1%
Downtown West – Mpls	15	23	+ 53.3%	173	201	+ 16.2%
Elliot Park	17	4	- 76.5%	140	149	+ 6.4%
Loring Park	11	6	- 45.5%	127	122	- 3.9%
North Loop	23	15	- 34.8%	177	215	+ 21.5%
Stevens Sq - Loring Hts	9	5	- 44.4%	79	77	- 2.5%

Closed Sales

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	6	6	0.0%	97	79	- 18.6%
Downtown West – Mpls	4	10	+ 150.0%	117	98	- 16.2%
Elliot Park	4	7	+ 75.0%	48	71	+ 47.9%
Loring Park	6	4	- 33.3%	76	82	+ 7.9%
North Loop	5	10	+ 100.0%	115	112	- 2.6%
Stevens Sq - Loring Hts	3	2	- 33.3%	36	26	- 27.8%

Median Sales Price

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	\$754,000	\$758,750	+ 0.6%	\$627,000	\$695,000	+ 10.8%
Downtown West – Mpls	\$232,500	\$251,000	+ 8.0%	\$265,000	\$277,500	+ 4.7%
Elliot Park	\$517,500	\$234,000	- 54.8%	\$365,000	\$317,500	- 13.0%
Loring Park	\$229,950	\$146,500	- 36.3%	\$257,500	\$216,500	- 15.9%
North Loop	\$337,500	\$355,000	+ 5.2%	\$389,000	\$378,700	- 2.6%
Stevens Sq - Loring Hts	\$182,500	\$137,450	- 24.7%	\$135,750	\$140,000	+ 3.1%

Days on Market Until Sale

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	113	68	-39.8%	102	101	-1.0%
Downtown West – Mpls	52	108	+ 107.7%	117	125	+ 6.8%
Elliot Park	169	146	-13.6%	145	162	+ 11.7%
Loring Park	112	119	+ 6.3%	140	121	-13.6%
North Loop	117	108	-7.7%	68	96	+ 41.2%
Stevens Sq - Loring Hts	172	188	+ 9.3%	97	139	+ 43.3%

Pct. Of Original Price Received

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	95.0%	97.3%	+ 2.4%	96.2%	96.3%	+ 0.1%
Downtown West – Mpls	95.3%	94.2%	- 1.2%	93.9%	94.6%	+ 0.7%
Elliot Park	92.7%	95.9%	+ 3.5%	94.4%	94.6%	+ 0.2%
Loring Park	94.8%	92.1%	- 2.8%	94.2%	92.2%	- 2.1%
North Loop	98.2%	94.9%	- 3.4%	97.7%	96.4%	- 1.3%
Stevens Sq - Loring Hts	92.4%	87.2%	- 5.6%	95.3%	91.8%	- 3.7%

Inventory

	8-2024	8-2025	+ / -	8-2024	8-2025	+ / -
Downtown East – Mpls	38	34	- 10.5%	5.1	5.2	+ 2.0%
Downtown West – Mpls	57	64	+ 12.3%	5.9	7.6	+ 28.8%
Elliot Park	53	38	- 28.3%	13.3	6.2	- 53.4%
Loring Park	41	36	- 12.2%	6.9	5.3	- 23.2%
North Loop	47	57	+ 21.3%	5.0	6.2	+ 24.0%
Stevens Sq - Loring Hts	27	29	+ 7.4%	10.1	10.4	+ 3.0%

Months Supply

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