

Minneapolis – University

+ 4.5%

+ 46.2%

+ 71.7%

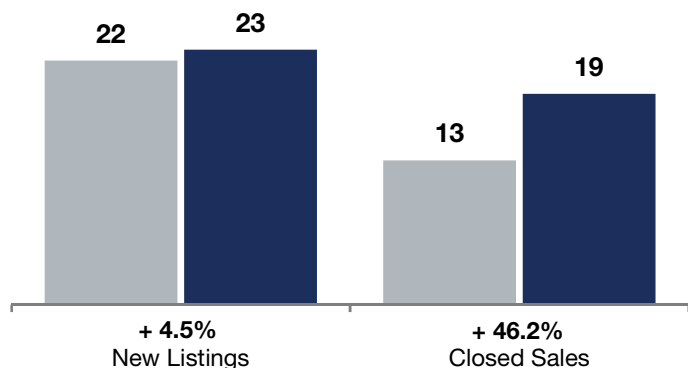
Change in
New ListingsChange in
Closed SalesChange in
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	23	+ 4.5%	217	230	+ 6.0%
Closed Sales	13	19	+ 46.2%	139	160	+ 15.1%
Median Sales Price*	\$230,000	\$395,000	+ 71.7%	\$325,000	\$330,000	+ 1.5%
Average Sales Price*	\$272,138	\$435,316	+ 60.0%	\$413,527	\$423,048	+ 2.3%
Price Per Square Foot*	\$249	\$262	+ 5.1%	\$262	\$269	+ 2.7%
Percent of Original List Price Received*	92.9%	95.1%	+ 2.4%	96.9%	95.4%	-1.5%
Days on Market Until Sale	36	70	+ 94.4%	58	73	+ 25.9%
Inventory of Homes for Sale	56	60	+ 7.1%	--	--	--
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.

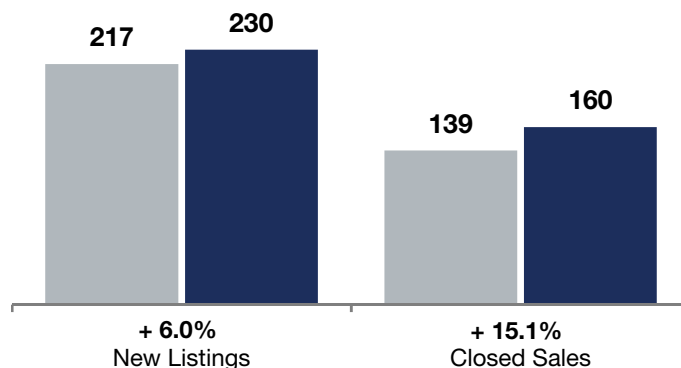
August

■ 2024 ■ 2025



Rolling 12 Months

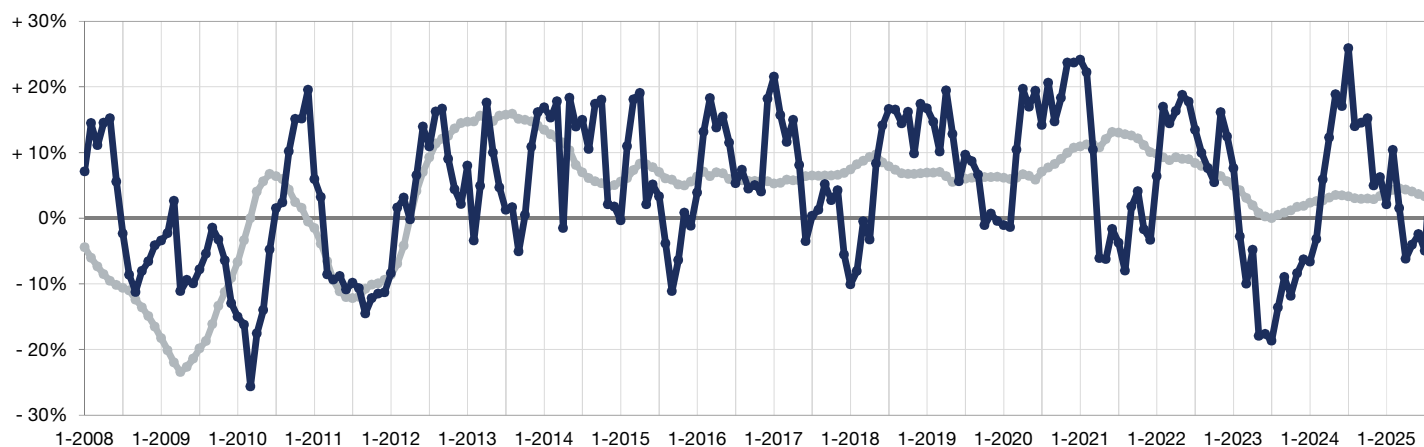
■ 2024 ■ 2025



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

16-County Twin Cities Region

Minneapolis – 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 – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – University

New Listings

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	2	4	+ 100.0%	25	29	+ 16.0%
Marcy Holmes	4	2	- 50.0%	32	49	+ 53.1%
Nicollet Island – East Bank	8	9	+ 12.5%	82	64	- 22.0%
Prospect Pk - E River Rd	4	3	- 25.0%	38	38	0.0%
Southeast Como	4	5	+ 25.0%	40	50	+ 25.0%
University of MN	0	0	--	0	0	--

Closed Sales

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	2	0	- 100.0%	12	8	- 33.3%
Marcy Holmes	1	4	+ 300.0%	21	35	+ 66.7%
Nicollet Island – East Bank	4	6	+ 50.0%	44	53	+ 20.5%
Prospect Pk - E River Rd	3	4	+ 33.3%	31	33	+ 6.5%
Southeast Como	3	5	+ 66.7%	31	31	0.0%
University of MN	0	0	--	0	0	--

Median Sales Price

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$169,950	\$0	- 100.0%	\$159,900	\$108,000	- 32.5%
Marcy Holmes	\$145,000	\$416,250	+ 187.1%	\$418,750	\$415,000	- 0.9%
Nicollet Island – East Bank	\$367,000	\$487,500	+ 32.8%	\$374,500	\$472,500	+ 26.2%
Prospect Pk - E River Rd	\$230,000	\$470,000	+ 104.3%	\$375,000	\$395,000	+ 5.3%
Southeast Como	\$167,500	\$283,000	+ 69.0%	\$299,000	\$282,500	- 5.5%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	79	0	- 100.0%	113	219	+ 93.8%
Marcy Holmes	12	85	+ 608.3%	84	68	- 19.0%
Nicollet Island – East Bank	23	75	+ 226.1%	45	62	+ 37.8%
Prospect Pk - E River Rd	34	45	+ 32.4%	51	66	+ 29.4%
Southeast Como	36	68	+ 88.9%	48	67	+ 39.6%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	92.3%	0.0%	- 100.0%	91.7%	83.5%	- 8.9%
Marcy Holmes	98.3%	97.9%	- 0.4%	96.0%	97.8%	+ 1.9%
Nicollet Island – East Bank	96.3%	95.1%	- 1.2%	98.8%	96.1%	- 2.7%
Prospect Pk - E River Rd	96.9%	96.0%	- 0.9%	96.9%	96.1%	- 0.8%
Southeast Como	83.1%	92.2%	+ 11.0%	97.0%	93.9%	- 3.2%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	8-2024	8-2025	+ / -	8-2024	8-2025	+ / -
Cedar-Riverside	13	18	+ 38.5%	9.5	13.5	+ 42.1%
Marcy Holmes	7	12	+ 71.4%	3.2	4.4	+ 37.5%
Nicollet Island – East Bank	23	15	- 34.8%	5.8	3.7	- 36.2%
Prospect Pk - E River Rd	5	5	0.0%	1.7	1.8	+ 5.9%
Southeast Como	8	10	+ 25.0%	3.4	3.8	+ 11.8%
University of MN	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.