

Minneapolis

- 10.1%

Change in
New Listings

- 1.5%

Change in
Closed Sales

+ 3.0%

Change in
Median Sales Price

August

Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	553	497	-10.1%	5,827	5,776	-0.9%
Closed Sales	389	383	-1.5%	4,200	4,166	-0.8%
Median Sales Price*	\$335,000	\$345,000	+ 3.0%	\$325,000	\$340,000	+ 4.6%
Average Sales Price*	\$426,630	\$426,630	0.0%	\$402,609	\$425,608	+ 5.7%
Price Per Square Foot*	\$247	\$253	+ 2.6%	\$240	\$249	+ 3.7%
Percent of Original List Price Received*	98.4%	99.5%	+ 1.1%	98.6%	99.1%	+ 0.5%
Days on Market Until Sale	51	48	-5.9%	50	55	+ 10.0%
Inventory of Homes for Sale	1,012	908	-10.3%	--	--	--
Months Supply of Inventory	2.9	2.6	-10.3%	--	--	--

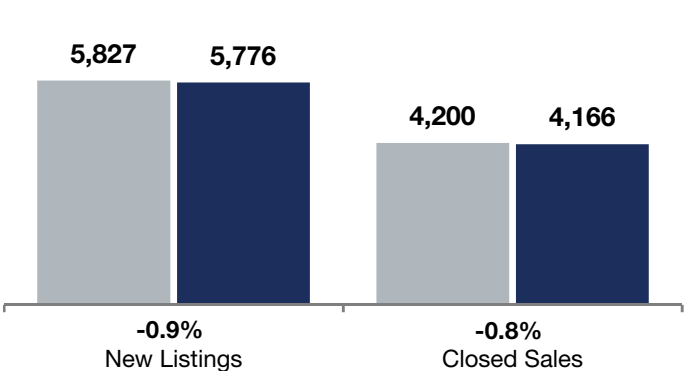
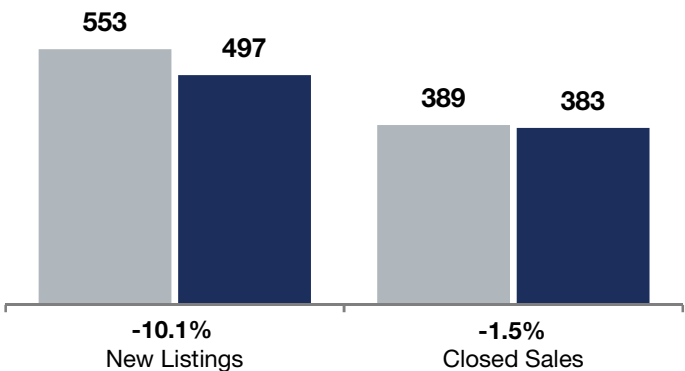
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2024 ■ 2025

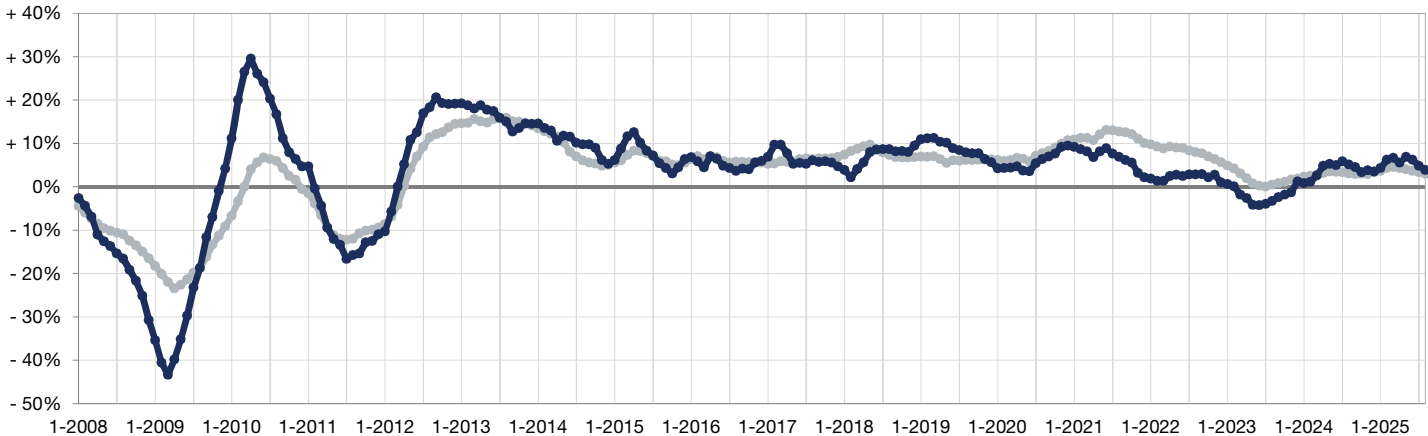
Rolling 12 Months

■ 2024 ■ 2025



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

16-County Twin Cities Region
Minneapolis



** 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®



New Listings

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	56	59	+ 5.4%	623	630	+ 1.1%
Minneapolis – Camden	52	58	+ 11.5%	601	603	+ 0.3%
Minneapolis – Central	86	63	- 26.7%	859	891	+ 3.7%
Minneapolis – Longfellow	34	20	- 41.2%	365	352	- 3.6%
Minneapolis – Near North	50	36	- 28.0%	431	364	- 15.5%
Minneapolis – Nokomis	62	63	+ 1.6%	674	682	+ 1.2%
Minneapolis – Northeast	35	35	0.0%	389	406	+ 4.4%
Minneapolis – Phillips	9	13	+ 44.4%	79	96	+ 21.5%
Minneapolis – Powderhorn	57	50	- 12.3%	547	574	+ 4.9%
Minneapolis – Southwest	80	71	- 11.3%	906	830	- 8.4%
Minneapolis – University	22	23	+ 4.5%	217	230	+ 6.0%

Closed Sales

8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
45	36	- 20.0%	359	395	+ 10.0%
37	33	- 10.8%	538	458	- 14.9%
28	39	+ 39.3%	489	468	- 4.3%
33	33	0.0%	301	309	+ 2.7%
29	21	- 27.6%	322	286	- 11.2%
40	61	+ 52.5%	523	592	+ 13.2%
37	31	- 16.2%	328	326	- 0.6%
2	7	+ 250.0%	31	50	+ 61.3%
43	36	- 16.3%	403	394	- 2.2%
75	59	- 21.3%	703	657	- 6.5%
13	19	+ 46.2%	139	160	+ 15.1%

Median Sales Price

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	\$425,000	\$502,450	+ 18.2%	\$435,000	\$500,000	+ 14.9%
Minneapolis – Camden	\$240,000	\$259,000	+ 7.9%	\$223,000	\$240,000	+ 7.6%
Minneapolis – Central	\$341,250	\$320,000	- 6.2%	\$355,000	\$333,500	- 6.1%
Minneapolis – Longfellow	\$359,900	\$350,000	- 2.8%	\$330,934	\$357,500	+ 8.0%
Minneapolis – Near North	\$253,000	\$254,000	+ 0.4%	\$227,000	\$242,500	+ 6.8%
Minneapolis – Nokomis	\$379,000	\$400,000	+ 5.5%	\$365,000	\$375,000	+ 2.7%
Minneapolis – Northeast	\$314,900	\$341,000	+ 8.3%	\$338,500	\$345,000	+ 1.9%
Minneapolis – Phillips	\$292,500	\$205,000	- 29.9%	\$225,000	\$216,500	- 3.8%
Minneapolis – Powderhorn	\$295,000	\$294,249	- 0.3%	\$290,000	\$307,000	+ 5.9%
Minneapolis – Southwest	\$550,000	\$530,000	- 3.6%	\$500,000	\$530,000	+ 6.0%
Minneapolis – University	\$230,000	\$395,000	+ 71.7%	\$325,000	\$330,000	+ 1.5%

Days on Market Until Sale

8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
134	68	- 49.3%	81	92	+ 13.6%
29	39	+ 34.5%	41	37	- 9.8%
119	115	- 3.4%	108	120	+ 11.1%
27	22	- 18.5%	27	29	+ 7.4%
46	80	+ 73.9%	60	55	- 8.3%
22	24	+ 9.1%	26	28	+ 7.7%
31	15	- 51.6%	26	30	+ 15.4%
27	117	+ 333.3%	101	109	+ 7.9%
38	52	+ 36.8%	39	46	+ 17.9%
37	16	- 56.8%	36	39	+ 8.3%
36	70	+ 94.4%	58	73	+ 25.9%

Pct. Of Original Price Received

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	96.6%	96.1%	- 0.5%	96.5%	96.2%	- 0.3%
Minneapolis – Camden	101.3%	99.0%	- 2.3%	98.6%	99.6%	+ 1.0%
Minneapolis – Central	95.0%	94.5%	- 0.5%	95.4%	94.8%	- 0.6%
Minneapolis – Longfellow	100.4%	101.3%	+ 0.9%	101.3%	101.8%	+ 0.5%
Minneapolis – Near North	98.4%	102.3%	+ 4.0%	96.6%	99.6%	+ 3.1%
Minneapolis – Nokomis	100.8%	101.1%	+ 0.3%	100.8%	101.2%	+ 0.4%
Minneapolis – Northeast	99.2%	103.3%	+ 4.1%	100.7%	101.3%	+ 0.6%
Minneapolis – Phillips	99.5%	87.1%	- 12.5%	98.7%	93.8%	- 5.0%
Minneapolis – Powderhorn	97.7%	101.4%	+ 3.8%	99.5%	99.8%	+ 0.3%
Minneapolis – Southwest	98.0%	101.6%	+ 3.7%	98.8%	100.0%	+ 1.2%
Minneapolis – University	92.9%	95.1%	+ 2.4%	96.9%	95.4%	- 1.5%

Inventory

Months Supply

8-2024	8-2025	+ / -	8-2024	8-2025	+ / -
156	134	- 14.1%	5.3	4.0	- 24.5%
64	65	+ 1.6%	1.5	1.7	+ 13.3%
263	258	- 1.9%	6.8	6.6	- 2.9%
41	23	- 43.9%	1.7	0.9	- 47.1%
61	59	- 3.3%	2.2	2.6	+ 18.2%
69	54	- 21.7%	1.6	1.1	- 31.3%
39	29	- 25.6%	1.5	1.0	- 33.3%
22	25	+ 13.6%	7.1	6.0	- 15.5%
78	80	+ 2.6%	2.4	2.4	0.0%
122	93	- 23.8%	2.2	1.7	- 22.7%
56	60	+ 7.1%	4.8	4.7	- 2.1%

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