

Minneapolis – University

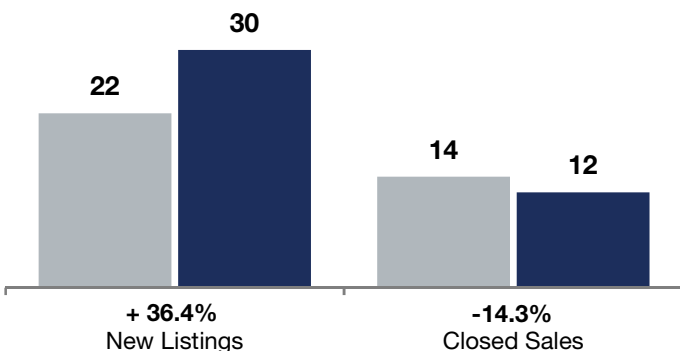
+ 36.4%**- 14.3%****- 24.9%**Change in
New ListingsChange in
Closed SalesChange in
Median Sales Price

	September			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	30	+ 36.4%	224	238	+ 6.3%
Closed Sales	14	12	-14.3%	138	158	+ 14.5%
Median Sales Price*	\$432,500	\$325,000	-24.9%	\$329,950	\$326,750	-1.0%
Average Sales Price*	\$509,929	\$323,159	-36.6%	\$426,791	\$407,763	-4.5%
Price Per Square Foot*	\$324	\$236	-27.4%	\$269	\$261	-2.8%
Percent of Original List Price Received*	96.4%	91.4%	-5.2%	96.7%	95.0%	-1.8%
Days on Market Until Sale	41	59	+ 43.9%	59	75	+ 27.1%
Inventory of Homes for Sale	57	68	+ 19.3%	--	--	--
Months Supply of Inventory	4.9	5.4	+ 10.2%	--	--	--

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

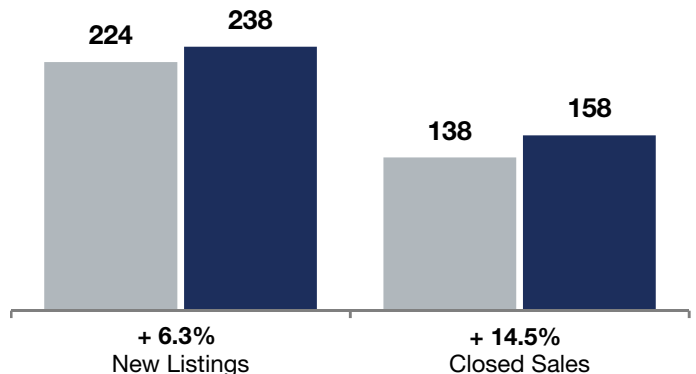
September

■ 2024 ■ 2025



Rolling 12 Months

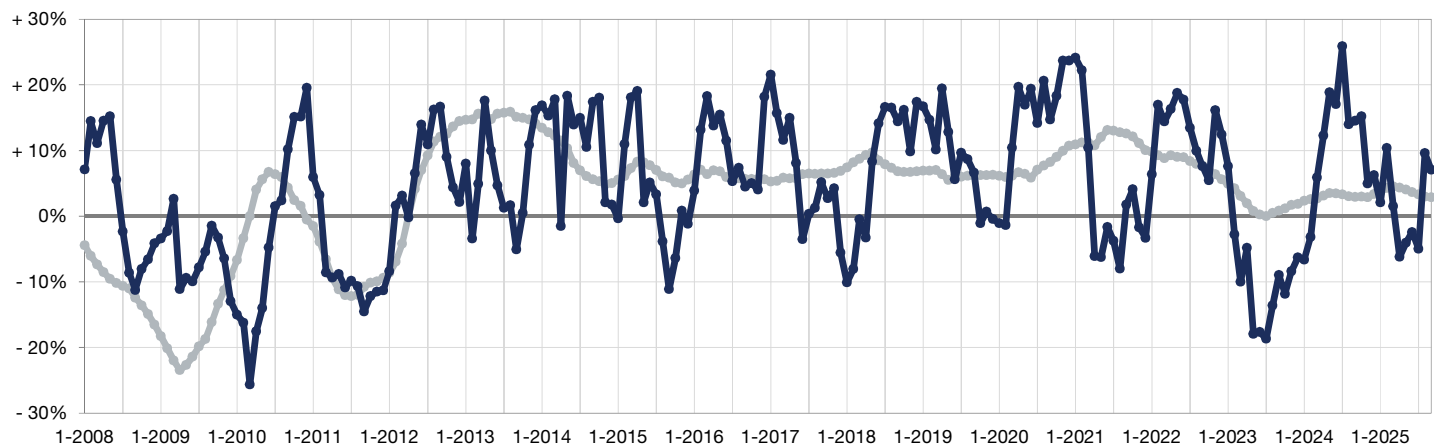
■ 2024 ■ 2025



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 – September 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – University

New Listings

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	3	3	0.0%	27	29	+ 7.4%
Marcy Holmes	4	8	+ 100.0%	34	53	+ 55.9%
Nicollet Island – East Bank	5	9	+ 80.0%	82	68	- 17.1%
Prospect Pk - E River Rd	5	7	+ 40.0%	38	40	+ 5.3%
Southeast Como	5	3	- 40.0%	43	48	+ 11.6%
University of MN	0	0	--	0	0	--

Closed Sales

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	3	--	11	11	0.0%
Marcy Holmes	4	1	- 75.0%	23	32	+ 39.1%
Nicollet Island – East Bank	6	4	- 33.3%	46	51	+ 10.9%
Prospect Pk - E River Rd	3	1	- 66.7%	31	31	0.0%
Southeast Como	1	3	+ 200.0%	27	33	+ 22.2%
University of MN	0	0	--	0	0	--

Median Sales Price

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$0	\$107,500	--	\$164,900	\$107,500	- 34.8%
Marcy Holmes	\$432,500	\$350,000	- 19.1%	\$415,000	\$398,700	- 3.9%
Nicollet Island – East Bank	\$659,500	\$370,005	- 43.9%	\$427,500	\$380,000	- 11.1%
Prospect Pk - E River Rd	\$300,000	\$430,500	+ 43.5%	\$372,000	\$402,500	+ 8.2%
Southeast Como	\$198,000	\$245,000	+ 23.7%	\$309,000	\$282,500	- 8.6%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	134	--	122	196	+ 60.7%
Marcy Holmes	50	57	+ 14.0%	81	70	- 13.6%
Nicollet Island – East Bank	48	13	- 72.9%	45	60	+ 33.3%
Prospect Pk - E River Rd	26	18	- 30.8%	50	69	+ 38.0%
Southeast Como	11	59	+ 436.4%	52	68	+ 30.8%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0.0%	88.8%	--	91.0%	85.0%	- 6.6%
Marcy Holmes	97.2%	97.8%	+ 0.6%	96.6%	97.9%	+ 1.3%
Nicollet Island – East Bank	93.8%	94.4%	+ 0.6%	97.7%	96.2%	- 1.5%
Prospect Pk - E River Rd	99.3%	86.1%	- 13.3%	97.5%	95.5%	- 2.1%
Southeast Como	99.0%	89.6%	- 9.5%	96.7%	93.3%	- 3.5%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	9-2024	9-2025	+ / -	9-2024	9-2025	+ / -
Cedar-Riverside	12	15	+ 25.0%	8.3	10.0	+ 20.5%
Marcy Holmes	8	19	+ 137.5%	3.6	7.1	+ 97.2%
Nicollet Island – East Bank	20	14	- 30.0%	4.5	3.7	- 17.8%
Prospect Pk - E River Rd	8	11	+ 37.5%	3.3	3.9	+ 18.2%
Southeast Como	9	9	0.0%	4.2	3.3	- 21.4%
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.