

Minneapolis – University

0.0%

- 53.3%

- 5.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

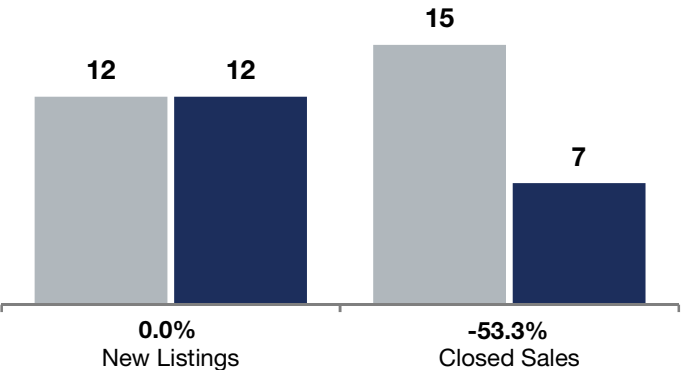
Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	12	12	0.0%	230	239	+ 3.9%
Closed Sales	15	7	-53.3%	144	145	+ 0.7%
Median Sales Price*	\$387,000	\$365,000	-5.7%	\$345,000	\$328,500	-4.8%
Average Sales Price*	\$544,357	\$397,956	-26.9%	\$433,774	\$415,181	-4.3%
Price Per Square Foot*	\$285	\$258	-9.5%	\$272	\$261	-4.1%
Percent of Original List Price Received*	95.7%	95.8%	+ 0.1%	96.5%	95.1%	-1.5%
Days on Market Until Sale	62	62	0.0%	61	75	+ 23.0%
Inventory of Homes for Sale	46	62	+ 34.8%	--	--	--
Months Supply of Inventory	3.8	5.1	+ 34.2%	--	--	--

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

November

■ 2024 ■ 2025



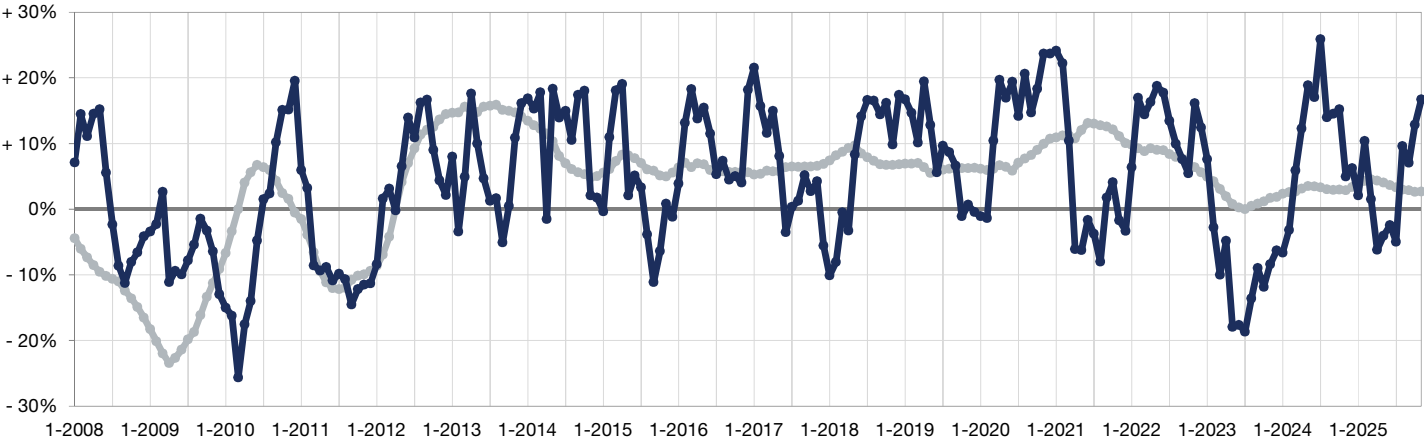
Rolling 12 Months

■ 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 – November 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – University

New Listings

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	3	0	- 100.0%	28	28	0.0%
Marcy Holmes	2	3	+ 50.0%	38	56	+ 47.4%
Nicollet Island – East Bank	1	7	+ 600.0%	80	75	- 6.3%
Prospect Pk - E River Rd	3	0	- 100.0%	39	36	- 7.7%
Southeast Como	3	2	- 33.3%	45	44	- 2.2%
University of MN	0	0	--	0	0	--

Closed Sales

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	0	2	--	11	12	+ 9.1%
	3	2	- 33.3%	24	32	+ 33.3%
	8	1	- 87.5%	55	39	- 29.1%
	2	1	- 50.0%	27	31	+ 14.8%
	2	1	- 50.0%	27	31	+ 14.8%
	0	0	--	0	0	--

Median Sales Price

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$0	\$192,500	--	\$154,900	\$183,750	+ 18.6%
Marcy Holmes	\$578,850	\$372,450	- 35.7%	\$411,000	\$384,900	- 6.4%
Nicollet Island – East Bank	\$397,750	\$779,000	+ 95.9%	\$475,000	\$360,010	- 24.2%
Prospect Pk - E River Rd	\$455,700	\$565,000	+ 24.0%	\$372,000	\$415,000	+ 11.6%
Southeast Como	\$262,500	\$311,789	+ 18.8%	\$270,000	\$283,000	+ 4.8%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	0	110	--	129	185	+ 43.4%
	24	51	+ 112.5%	73	68	- 6.8%
	69	50	- 27.5%	51	58	+ 13.7%
	11	23	+ 109.1%	44	69	+ 56.8%
	123	41	- 66.7%	58	68	+ 17.2%
	0	0	--	0	0	--

Pct. Of Original Price Received

	11-2024	11-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0.0%	91.7%	--	89.4%	86.9%	- 2.8%
Marcy Holmes	100.0%	97.4%	- 2.6%	96.8%	97.8%	+ 1.0%
Nicollet Island – East Bank	95.9%	95.0%	- 0.9%	97.9%	95.8%	- 2.1%
Prospect Pk - E River Rd	98.3%	98.3%	0.0%	97.3%	95.4%	- 2.0%
Southeast Como	85.9%	99.0%	+ 15.3%	95.6%	94.0%	- 1.7%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	11-2024	11-2025	+ / -	11-2024	11-2025	+ / -
	9	13	+ 44.4%	6.5	7.6	+ 16.9%
	9	18	+ 100.0%	3.9	6.2	+ 59.0%
	9	15	+ 66.7%	1.9	4.7	+ 147.4%
	8	9	+ 12.5%	3.3	3.0	- 9.1%
	11	7	- 36.4%	4.9	2.6	- 46.9%
	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.