

Minneapolis – Central

- 30.0% - 2.6% - 9.9%

	Change in New Listings		Change in Closed Sales		Change in Median Sales Price	
	December		December		December	
New Listings	2024	2025	+ / -	2024	2025	+ / -
Closed Sales	40	28	-30.0%	877	890	+ 1.5%
Median Sales Price*	\$344,000	\$310,000	-9.9%	\$355,000	\$330,000	-7.0%
Average Sales Price*	\$432,599	\$453,792	+ 4.9%	\$461,504	\$469,739	+ 1.8%
Price Per Square Foot*	\$343	\$303	-11.7%	\$324	\$318	-1.7%
Percent of Original List Price Received*	94.1%	94.5%	+ 0.4%	95.5%	94.6%	-0.9%
Days on Market Until Sale	99	111	+ 12.1%	110	125	+ 13.6%
Inventory of Homes for Sale	182	152	-16.5%	--	--	--
Months Supply of Inventory	4.8	3.9	-18.8%	--	--	--

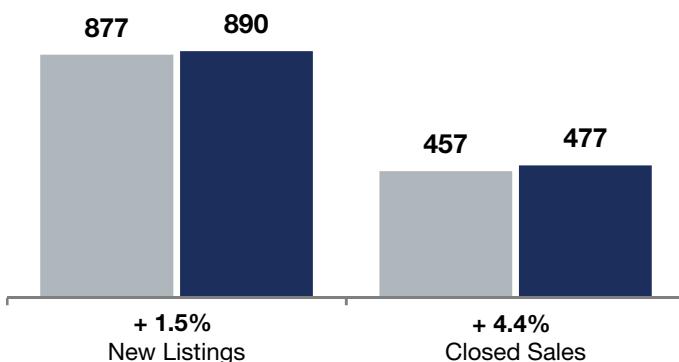
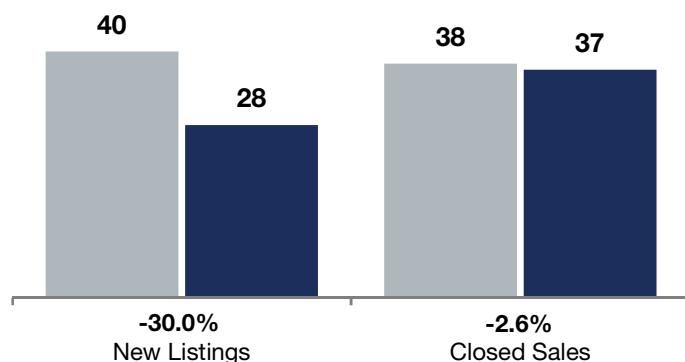
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 2024 ■ 2025

Rolling 12 Months

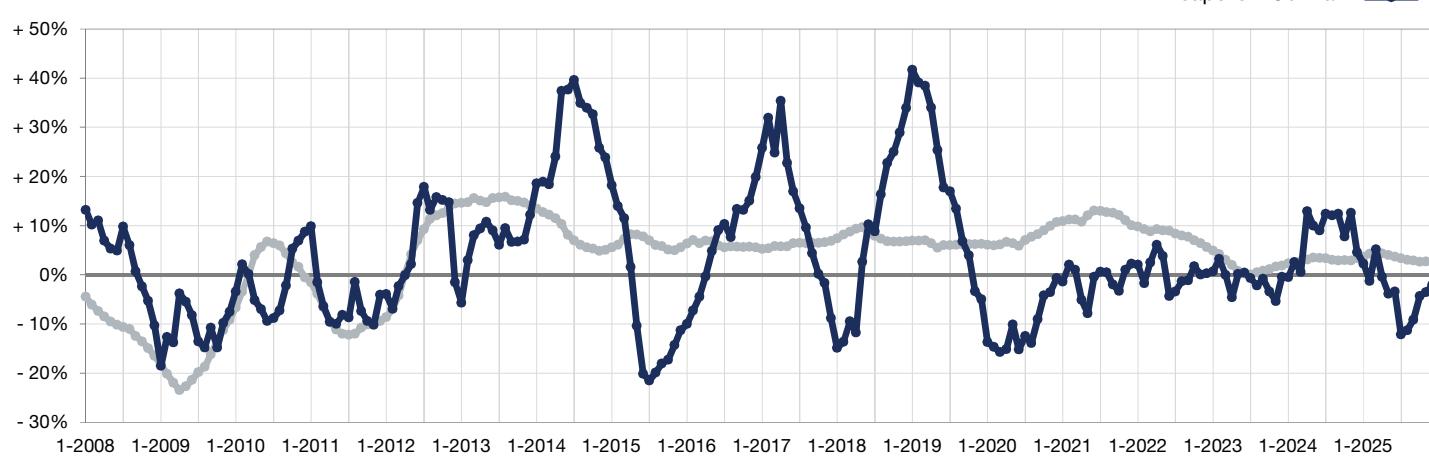
■ 2024 ■ 2025



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 – December 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – Central

New Listings

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	5	5	0.0%	145	136	- 6.2%
Downtown West – Mpls	11	4	- 63.6%	171	203	+ 18.7%
Elliot Park	8	1	- 87.5%	148	134	- 9.5%
Loring Park	5	6	+ 20.0%	134	113	- 15.7%
North Loop	6	10	+ 66.7%	194	232	+ 19.6%
Stevens Sq - Loring Hts	5	2	- 60.0%	85	72	- 15.3%

Closed Sales

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	3	3	0.0%	85	81	- 4.7%
	6	12	+ 100.0%	98	114	+ 16.3%
	12	4	- 66.7%	58	67	+ 15.5%
	7	5	- 28.6%	73	74	+ 1.4%
	9	11	+ 22.2%	113	113	0.0%
	1	2	+ 100.0%	30	28	- 6.7%

Median Sales Price

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	\$1,013,000	\$1,000,000	- 1.3%	\$625,000	\$728,200	+ 16.5%
Downtown West – Mpls	\$441,250	\$255,250	- 42.2%	\$273,000	\$262,500	- 3.8%
Elliot Park	\$323,625	\$327,500	+ 1.2%	\$332,375	\$320,000	- 3.7%
Loring Park	\$150,000	\$444,000	+ 196.0%	\$245,000	\$224,850	- 8.2%
North Loop	\$360,000	\$526,500	+ 46.3%	\$405,000	\$383,000	- 5.4%
Stevens Sq - Loring Hts	\$58,500	\$96,000	+ 64.1%	\$125,500	\$150,000	+ 19.5%

Days on Market Until Sale

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	43	57	+ 32.6%	104	99	- 4.8%
	120	144	+ 20.0%	126	134	+ 6.3%
	111	132	+ 18.9%	148	170	+ 14.9%
	107	125	+ 16.8%	122	131	+ 7.4%
	84	69	- 17.9%	73	102	+ 39.7%
	70	133	+ 90.0%	113	138	+ 22.1%

Pct. Of Original Price Received

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Downtown East – Mpls	96.0%	93.6%	- 2.5%	95.9%	96.9%	+ 1.0%
Downtown West – Mpls	89.0%	93.0%	+ 4.5%	94.1%	94.7%	+ 0.6%
Elliot Park	96.3%	96.0%	- 0.3%	95.2%	93.6%	- 1.7%
Loring Park	89.9%	97.2%	+ 8.1%	94.6%	91.8%	- 3.0%
North Loop	97.4%	94.5%	- 3.0%	97.7%	95.6%	- 2.1%
Stevens Sq - Loring Hts	90.1%	94.3%	+ 4.7%	94.0%	93.0%	- 1.1%

Inventory

	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -
	23	18	- 21.7%	3.3	2.7	- 18.2%
	45	38	- 15.6%	5.7	3.9	- 31.6%
	30	18	- 40.0%	5.9	3.5	- 40.7%
	33	23	- 30.3%	5.4	4.0	- 25.9%
	34	37	+ 8.8%	3.6	3.9	+ 8.3%
	17	18	+ 5.9%	5.3	7.6	+ 43.4%

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