

Minneapolis – Southwest

+ 27.8% - 9.4% + 13.2%

Change in New Listings	Change in Closed Sales	Change in Median Sales Price
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December	Rolling 12 Months
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	2024	2025	+ / -	2024	2025	+ / -
New Listings	18	23	+ 27.8%	883	838	-5.1%
Closed Sales	53	48	-9.4%	687	649	-5.5%
Median Sales Price*	\$528,000	\$597,500	+ 13.2%	\$500,000	\$555,000	+ 11.0%
Average Sales Price*	\$650,058	\$734,891	+ 13.1%	\$598,573	\$664,171	+ 11.0%
Price Per Square Foot*	\$276	\$322	+ 16.7%	\$283	\$300	+ 5.7%
Percent of Original List Price Received*	96.8%	98.4%	+ 1.7%	99.1%	100.7%	+ 1.6%
Days on Market Until Sale	47	59	+ 25.5%	38	35	-7.9%
Inventory of Homes for Sale	66	63	-4.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

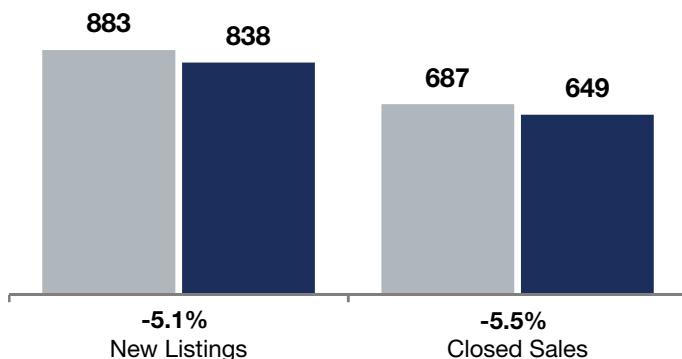
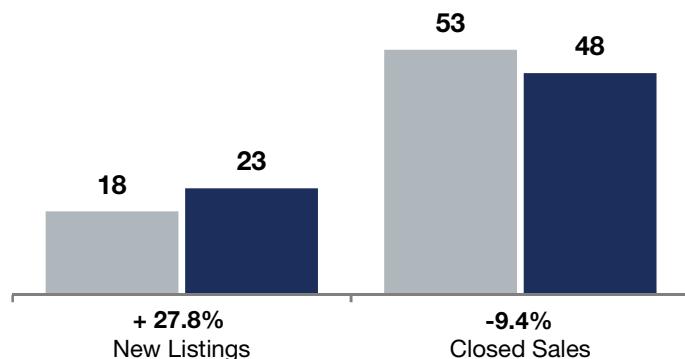
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – Southwest



** 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 – Southwest

New Listings

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Armatage	1	4	+ 300.0%	92	87	- 5.4%
East Harriet	1	2	+ 100.0%	60	47	- 21.7%
Fulton	3	3	0.0%	162	142	- 12.3%
Kenny	1	3	+ 200.0%	70	65	- 7.1%
King Field	4	3	- 25.0%	95	92	- 3.2%
Linden Hills	4	2	- 50.0%	188	173	- 8.0%
Lynnhurst	0	3	--	83	115	+ 38.6%
Tangletown	3	1	- 66.7%	77	57	- 26.0%
Windom	1	2	+ 100.0%	56	60	+ 7.1%

Closed Sales

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Armatage	3	4	+ 33.3%	80	77	- 3.8%
East Harriet	6	0	- 100.0%	44	41	- 6.8%
Fulton	7	12	+ 71.4%	113	103	- 8.8%
Kenny	2	6	+ 200.0%	58	48	- 17.2%
King Field	10	1	- 90.0%	81	84	+ 3.7%
Linden Hills	10	13	+ 30.0%	125	122	- 2.4%
Lynnhurst	7	5	- 28.6%	71	85	+ 19.7%
Tangletown	6	5	- 16.7%	61	49	- 19.7%
Windom	2	2	0.0%	54	40	- 25.9%

Median Sales Price

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Armatage	\$585,000	\$420,000	- 28.2%	\$427,250	\$460,000	+ 7.7%
East Harriet	\$429,950	\$0	- 100.0%	\$413,000	\$521,000	+ 26.2%
Fulton	\$539,900	\$650,000	+ 20.4%	\$599,000	\$675,000	+ 12.7%
Kenny	\$434,000	\$547,500	+ 26.2%	\$450,000	\$436,238	- 3.1%
King Field	\$352,500	\$525,000	+ 48.9%	\$385,000	\$471,000	+ 22.3%
Linden Hills	\$671,250	\$775,000	+ 15.5%	\$650,000	\$670,000	+ 3.1%
Lynnhurst	\$850,000	\$820,000	- 3.5%	\$700,000	\$773,000	+ 10.4%
Tangletown	\$597,500	\$739,000	+ 23.7%	\$510,000	\$638,000	+ 25.1%
Windom	\$345,000	\$362,500	+ 5.1%	\$372,500	\$430,000	+ 15.4%

Days on Market Until Sale

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Armatage	23	36	+ 56.5%	32	25	- 21.9%
East Harriet	51	0	- 100.0%	42	21	- 50.0%
Fulton	39	100	+ 156.4%	35	41	+ 17.1%
Kenny	148	9	- 93.9%	30	32	+ 6.7%
King Field	71	59	- 16.9%	36	20	- 44.4%
Linden Hills	33	47	+ 42.4%	51	54	+ 5.9%
Lynnhurst	13	60	+ 361.5%	33	34	+ 3.0%
Tangletown	51	64	+ 25.5%	38	41	+ 7.9%
Windom	44	64	+ 45.5%	35	35	0.0%

Pct. Of Original Price Received

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Armatage	100.5%	99.7%	- 0.8%	100.7%	101.8%	+ 1.1%
East Harriet	97.3%	0.0%	- 100.0%	97.2%	102.3%	+ 5.2%
Fulton	97.4%	94.4%	- 3.1%	99.1%	99.0%	- 0.1%
Kenny	90.1%	104.4%	+ 15.9%	99.8%	100.9%	+ 1.1%
King Field	92.7%	87.5%	- 5.6%	99.5%	102.1%	+ 2.6%
Linden Hills	95.3%	99.9%	+ 4.8%	96.8%	99.6%	+ 2.9%
Lynnhurst	101.5%	100.1%	- 1.4%	100.1%	100.7%	+ 0.6%
Tangletown	99.5%	95.5%	- 4.0%	100.1%	101.7%	+ 1.6%
Windom	95.9%	99.5%	+ 3.8%	99.4%	99.6%	+ 0.2%

Inventory

	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -
Armatage	8	5	- 37.5%	1.2	0.8	- 33.3%
East Harriet	5	4	- 20.0%	1.4	1.1	- 21.4%
Fulton	8	11	+ 37.5%	0.8	1.3	+ 62.5%
Kenny	5	2	- 60.0%	1.1	0.5	- 54.5%
King Field	8	6	- 25.0%	1.2	0.9	- 25.0%
Linden Hills	19	21	+ 10.5%	1.8	2.2	+ 22.2%
Lynnhurst	6	6	0.0%	1.0	0.8	- 20.0%
Tangletown	5	4	- 20.0%	1.0	1.0	0.0%
Windom	2	4	+ 100.0%	0.4	1.2	+ 200.0%

Months Supply

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