

Minneapolis – University

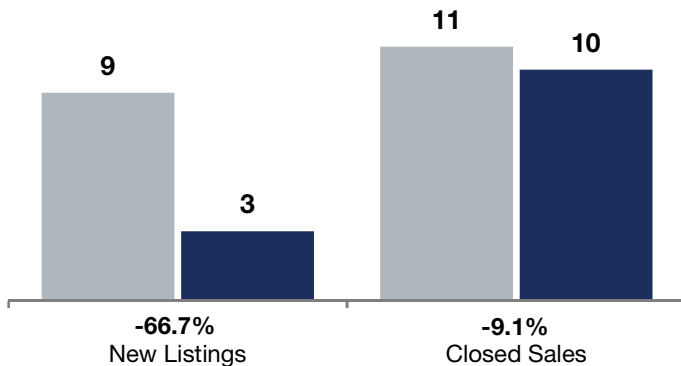
- 66.7%**- 9.1%****+ 80.2%**Change in
New ListingsChange in
Closed SalesChange in
Median Sales Price

	December			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	3	-66.7%	227	233	+ 2.6%
Closed Sales	11	10	-9.1%	146	144	-1.4%
Median Sales Price*	\$273,000	\$492,000	+ 80.2%	\$330,149	\$337,500	+ 2.2%
Average Sales Price*	\$285,845	\$608,850	+ 113.0%	\$420,863	\$438,510	+ 4.2%
Price Per Square Foot*	\$236	\$310	+ 31.2%	\$272	\$267	-1.7%
Percent of Original List Price Received*	94.7%	94.5%	-0.2%	96.5%	95.1%	-1.5%
Days on Market Until Sale	100	83	-17.0%	58	73	+ 25.9%
Inventory of Homes for Sale	33	45	+ 36.4%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

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

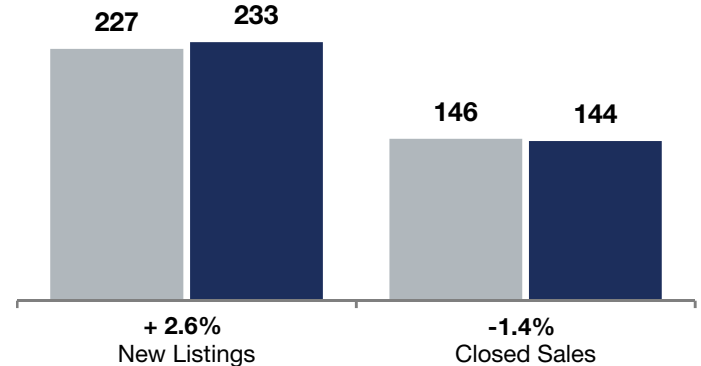
December

■ 2024 ■ 2025



Rolling 12 Months

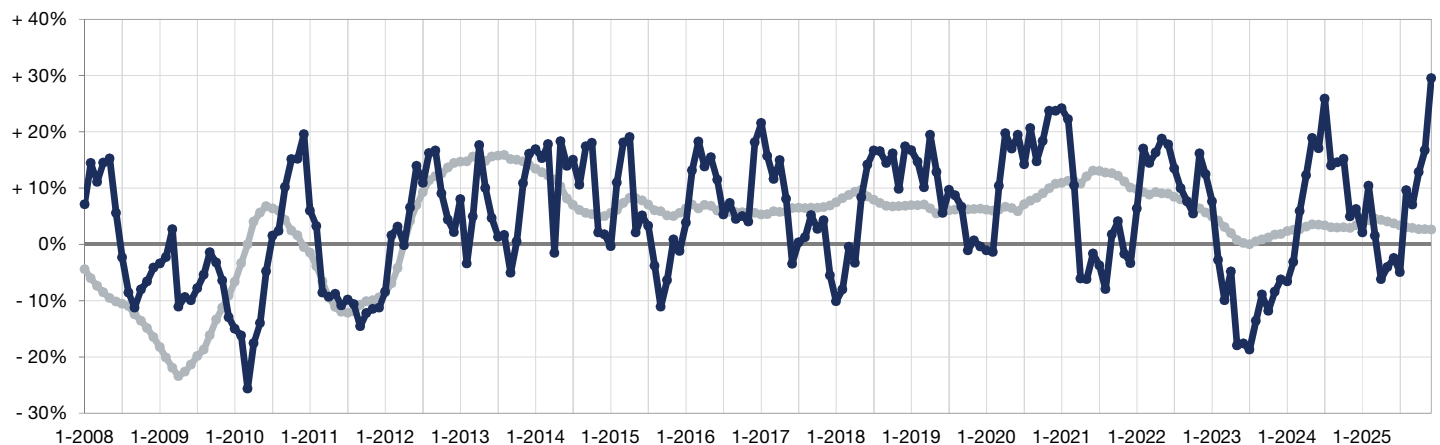
■ 2024 ■ 2025



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

16-County Twin Cities Region

Minneapolis – 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 – December 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – University

New Listings

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	1	0	- 100.0%	25	27	+ 8.0%
Marcy Holmes	2	1	- 50.0%	39	55	+ 41.0%
Nicollet Island – East Bank	3	0	- 100.0%	80	72	- 10.0%
Prospect Pk - E River Rd	2	2	0.0%	41	36	- 12.2%
Southeast Como	1	0	- 100.0%	42	43	+ 2.4%
University of MN	0	0	--	0	0	--

Closed Sales

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	1	0	- 100.0%	10	11	+ 10.0%
Marcy Holmes	2	2	0.0%	23	32	+ 39.1%
Nicollet Island – East Bank	3	3	0.0%	57	39	- 31.6%
Prospect Pk - E River Rd	2	1	- 50.0%	26	30	+ 15.4%
Southeast Como	3	4	+ 33.3%	30	32	+ 6.7%
University of MN	0	0	--	0	0	--

Median Sales Price

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$267,500	\$0	- 100.0%	\$164,950	\$107,500	- 34.8%
Marcy Holmes	\$356,000	\$665,000	+ 86.8%	\$407,000	\$384,900	- 5.4%
Nicollet Island – East Bank	\$175,000	\$815,000	+ 365.7%	\$472,500	\$475,000	+ 0.5%
Prospect Pk - E River Rd	\$379,750	\$690,000	+ 81.7%	\$361,000	\$415,500	+ 15.1%
Southeast Como	\$273,000	\$309,750	+ 13.5%	\$271,500	\$289,000	+ 6.4%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	109	0	- 100.0%	126	192	+ 52.4%
Marcy Holmes	41	93	+ 126.8%	54	71	+ 31.5%
Nicollet Island – East Bank	172	107	- 37.8%	55	53	- 3.6%
Prospect Pk - E River Rd	63	115	+ 82.5%	39	71	+ 82.1%
Southeast Como	89	51	- 42.7%	61	64	+ 4.9%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	79.9%	0.0%	- 100.0%	86.5%	87.6%	+ 1.3%
Marcy Holmes	100.4%	92.6%	- 7.8%	98.3%	97.3%	- 1.0%
Nicollet Island – East Bank	95.9%	98.6%	+ 2.8%	97.8%	96.0%	- 1.8%
Prospect Pk - E River Rd	95.8%	92.0%	- 4.0%	97.5%	95.2%	- 2.4%
Southeast Como	93.9%	93.0%	- 1.0%	95.4%	93.9%	- 1.6%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -
Cedar-Riverside	9	12	+ 33.3%	7.0	7.0	0.0%
Marcy Holmes	6	13	+ 116.7%	2.6	4.6	+ 76.9%
Nicollet Island – East Bank	6	10	+ 66.7%	1.2	3.2	+ 166.7%
Prospect Pk - E River Rd	5	7	+ 40.0%	2.1	2.3	+ 9.5%
Southeast Como	7	3	- 57.1%	3.0	1.1	- 63.3%
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.