

Minneapolis – University

- 21.4%

+ 33.3%

+ 37.2%

Change in
New Listings

Change in
Closed Sales

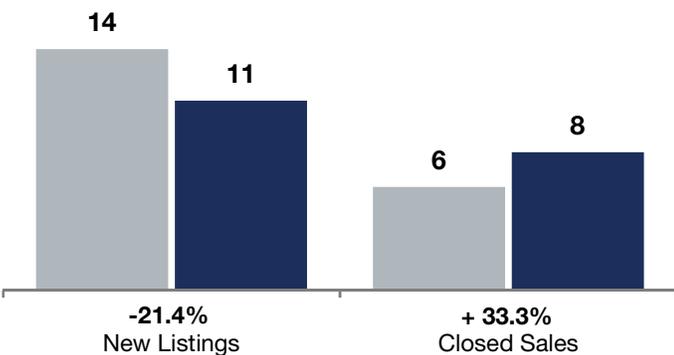
Change in
Median Sales Price

	January			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	14	11	-21.4%	226	231	+ 2.2%
Closed Sales	6	8	+ 33.3%	144	147	+ 2.1%
Median Sales Price*	\$287,950	\$395,000	+ 37.2%	\$339,000	\$340,000	+ 0.3%
Average Sales Price*	\$346,450	\$399,625	+ 15.3%	\$427,089	\$441,522	+ 3.4%
Price Per Square Foot*	\$237	\$246	+ 3.6%	\$273	\$267	-2.0%
Percent of Original List Price Received*	93.1%	88.0%	-5.5%	96.5%	94.9%	-1.7%
Days on Market Until Sale	91	133	+ 46.2%	58	75	+ 29.3%
Inventory of Homes for Sale	41	40	-2.4%	--	--	--
Months Supply of Inventory	3.4	3.2	-5.9%	--	--	--

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

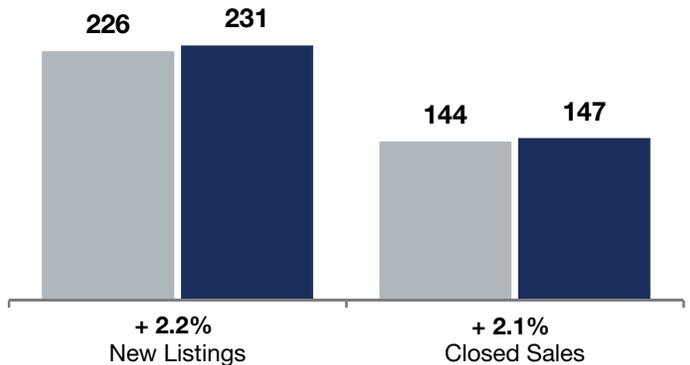
January

■ 2025 ■ 2026



Rolling 12 Months

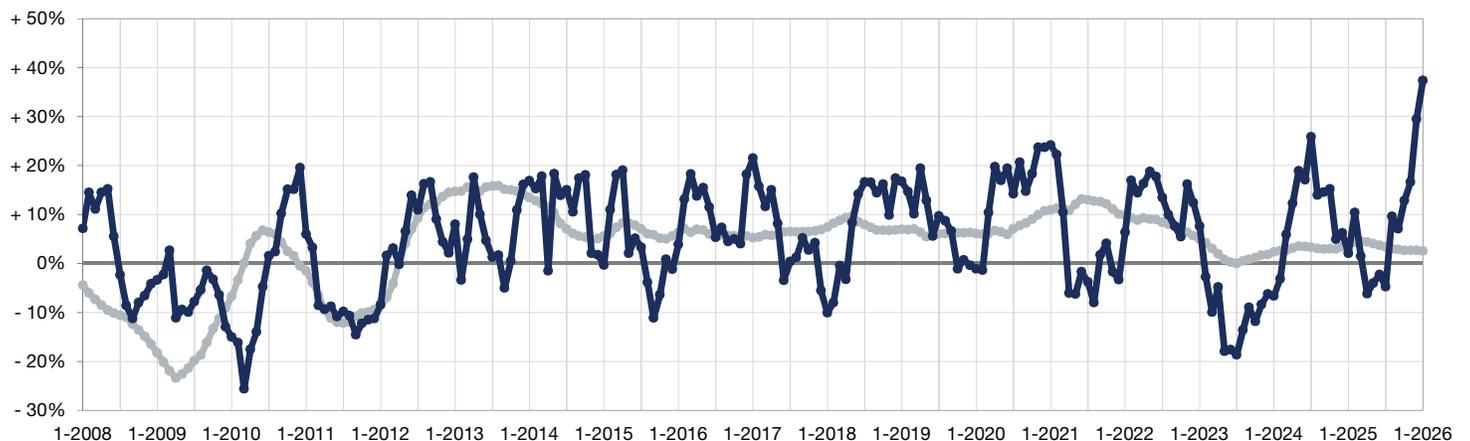
■ 2025 ■ 2026



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.

Neighborhoods of Minneapolis – University

New Listings

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	2	2	0.0%	22	27	+ 22.7%
Marcy Holmes	2	2	0.0%	40	55	+ 37.5%
Nicollet Island – East Bank	7	5	- 28.6%	83	71	- 14.5%
Prospect Pk - E River Rd	1	2	+ 100.0%	40	37	- 7.5%
Southeast Como	2	0	- 100.0%	41	41	0.0%
University of MN	0	0	--	0	0	--

Closed Sales

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	1	--	9	12	+ 33.3%
Marcy Holmes	2	4	+ 100.0%	24	34	+ 41.7%
Nicollet Island – East Bank	1	2	+ 100.0%	56	41	- 26.8%
Prospect Pk - E River Rd	3	0	- 100.0%	28	27	- 3.6%
Southeast Como	0	1	--	27	33	+ 22.2%
University of MN	0	0	--	0	0	--

Median Sales Price

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$0	\$120,000	--	\$165,000	\$113,750	- 31.1%
Marcy Holmes	\$372,450	\$482,500	+ 29.5%	\$411,000	\$398,700	- 3.0%
Nicollet Island – East Bank	\$216,900	\$432,000	+ 99.2%	\$473,750	\$585,000	+ 23.5%
Prospect Pk - E River Rd	\$292,000	\$0	- 100.0%	\$361,000	\$416,000	+ 15.2%
Southeast Como	\$0	\$325,000	--	\$270,000	\$295,000	+ 9.3%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	276	--	103	200	+ 94.2%
Marcy Holmes	101	132	+ 30.7%	60	77	+ 28.3%
Nicollet Island – East Bank	123	78	- 36.6%	58	52	- 10.3%
Prospect Pk - E River Rd	74	0	- 100.0%	44	71	+ 61.4%
Southeast Como	0	99	--	53	65	+ 22.6%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	1-2025	1-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0.0%	51.1%	--	86.3%	84.3%	- 2.3%
Marcy Holmes	90.2%	90.8%	+ 0.7%	97.8%	97.0%	- 0.8%
Nicollet Island – East Bank	94.3%	92.4%	- 2.0%	97.8%	96.1%	- 1.7%
Prospect Pk - E River Rd	94.5%	0.0%	- 100.0%	97.1%	95.3%	- 1.9%
Southeast Como	0.0%	104.8%	--	95.4%	94.3%	- 1.2%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	1-2025	1-2026	+ / -	1-2025	1-2026	+ / -
Cedar-Riverside	11	10	- 9.1%	8.6	6.2	- 27.9%
Marcy Holmes	6	10	+ 66.7%	2.6	3.4	+ 30.8%
Nicollet Island – East Bank	11	11	0.0%	2.4	3.3	+ 37.5%
Prospect Pk - E River Rd	6	7	+ 16.7%	2.5	2.4	- 4.0%
Southeast Como	7	2	- 71.4%	3.1	0.7	- 77.4%
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.