

Minneapolis – University

+ 16.7%

+ 50.0%

+ 6.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

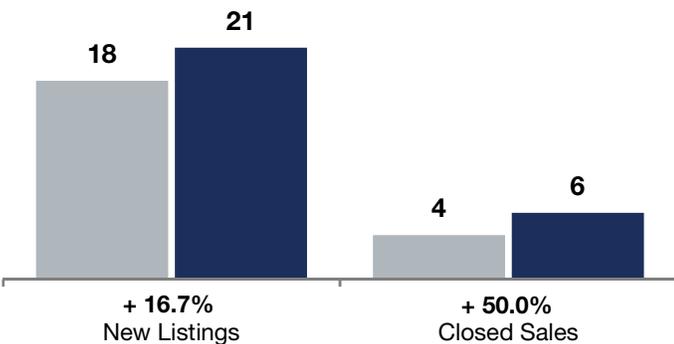
Rolling 12 Months

	February			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	18	21	+ 16.7%	229	234	+ 2.2%
Closed Sales	4	6	+ 50.0%	144	149	+ 3.5%
Median Sales Price*	\$370,000	\$392,500	+ 6.1%	\$342,500	\$340,000	-0.7%
Average Sales Price*	\$641,250	\$369,167	-42.4%	\$432,072	\$433,247	+ 0.3%
Price Per Square Foot*	\$326	\$278	-14.8%	\$273	\$266	-2.7%
Percent of Original List Price Received*	100.0%	95.8%	-4.2%	96.5%	94.8%	-1.8%
Days on Market Until Sale	95	63	-33.7%	60	74	+ 23.3%
Inventory of Homes for Sale	44	46	+ 4.5%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--

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

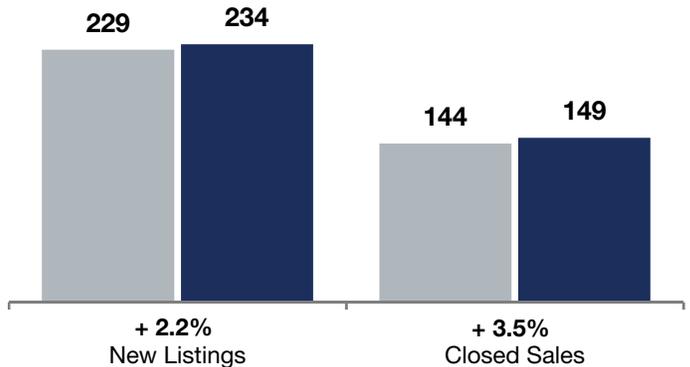
February

■ 2025 ■ 2026



Rolling 12 Months

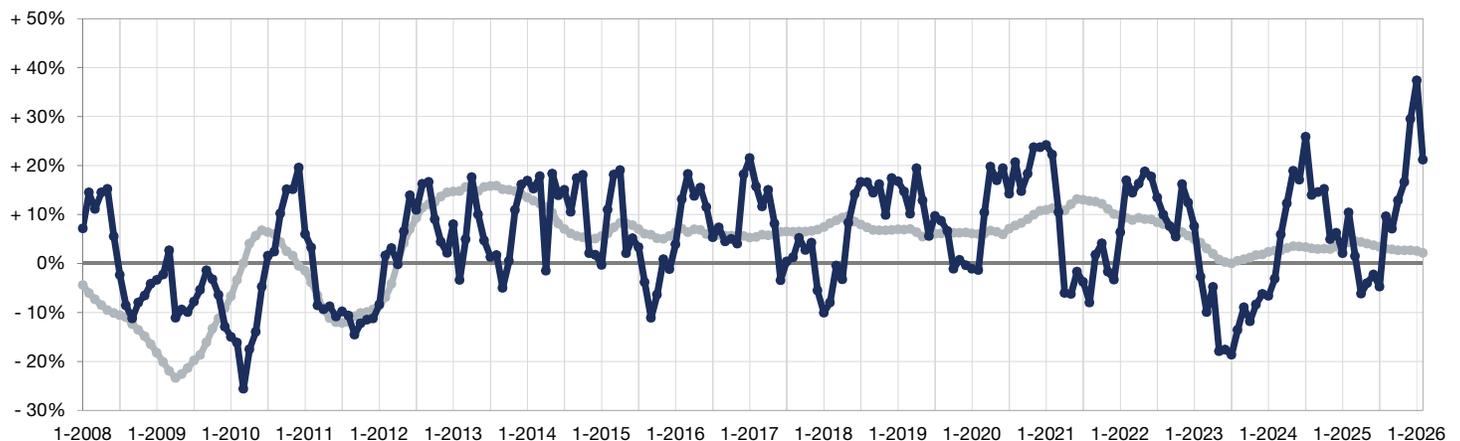
■ 2025 ■ 2026



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

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	2	5	+ 150.0%	22	30	+ 36.4%
Marcy Holmes	4	5	+ 25.0%	43	56	+ 30.2%
Nicollet Island – East Bank	7	5	- 28.6%	83	69	- 16.9%
Prospect Pk - E River Rd	2	6	+ 200.0%	39	41	+ 5.1%
Southeast Como	3	0	- 100.0%	42	38	- 9.5%
University of MN	0	0	--	0	0	--

Closed Sales

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	0	--	9	12	+ 33.3%
Marcy Holmes	1	2	+ 100.0%	24	35	+ 45.8%
Nicollet Island – East Bank	2	2	0.0%	57	41	- 28.1%
Prospect Pk - E River Rd	0	2	--	27	29	+ 7.4%
Southeast Como	1	0	- 100.0%	27	32	+ 18.5%
University of MN	0	0	--	0	0	--

Median Sales Price

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$0	\$0	--	\$165,000	\$113,750	- 31.1%
Marcy Holmes	\$340,000	\$214,500	- 36.9%	\$400,000	\$389,900	- 2.5%
Nicollet Island – East Bank	\$950,000	\$420,500	- 55.7%	\$475,000	\$585,000	+ 23.2%
Prospect Pk - E River Rd	\$0	\$472,500	--	\$372,000	\$420,000	+ 12.9%
Southeast Como	\$325,000	\$0	- 100.0%	\$270,000	\$289,000	+ 7.0%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	0	--	103	200	+ 94.2%
Marcy Holmes	194	111	- 42.8%	68	75	+ 10.3%
Nicollet Island – East Bank	62	57	- 8.1%	59	51	- 13.6%
Prospect Pk - E River Rd	0	21	--	43	67	+ 55.8%
Southeast Como	61	0	- 100.0%	55	65	+ 18.2%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	2-2025	2-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0.0%	0.0%	--	86.3%	84.3%	- 2.3%
Marcy Holmes	100.0%	93.3%	- 6.7%	97.8%	96.7%	- 1.1%
Nicollet Island – East Bank	100.0%	96.5%	- 3.5%	97.8%	96.0%	- 1.8%
Prospect Pk - E River Rd	0.0%	97.5%	--	97.1%	95.5%	- 1.6%
Southeast Como	100.0%	0.0%	- 100.0%	95.4%	94.1%	- 1.4%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
Cedar-Riverside	10	15	+ 50.0%	8.0	8.8	+ 10.0%
Marcy Holmes	8	13	+ 62.5%	3.7	4.5	+ 21.6%
Nicollet Island – East Bank	13	8	- 38.5%	2.7	2.3	- 14.8%
Prospect Pk - E River Rd	6	8	+ 33.3%	2.5	2.6	+ 4.0%
Southeast Como	7	2	- 71.4%	3.2	0.7	- 78.1%
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.