

# Minneapolis – Phillips

**0.0%**

**+ 350.0%**

**- 2.9%**

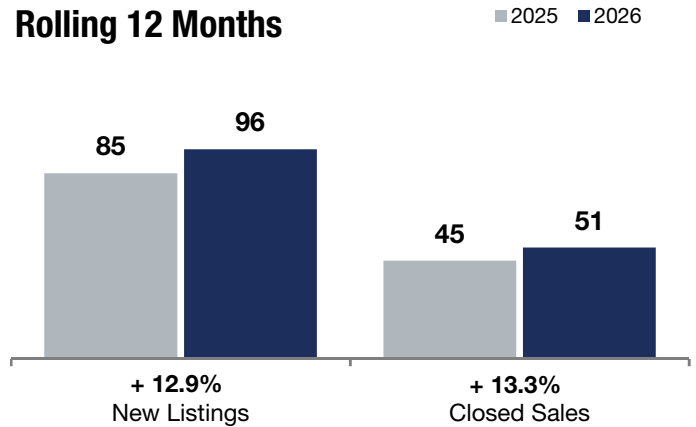
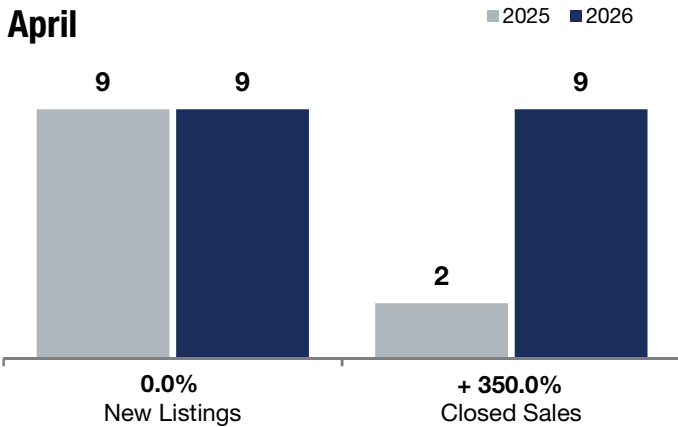
Change in  
New Listings

Change in  
Closed Sales

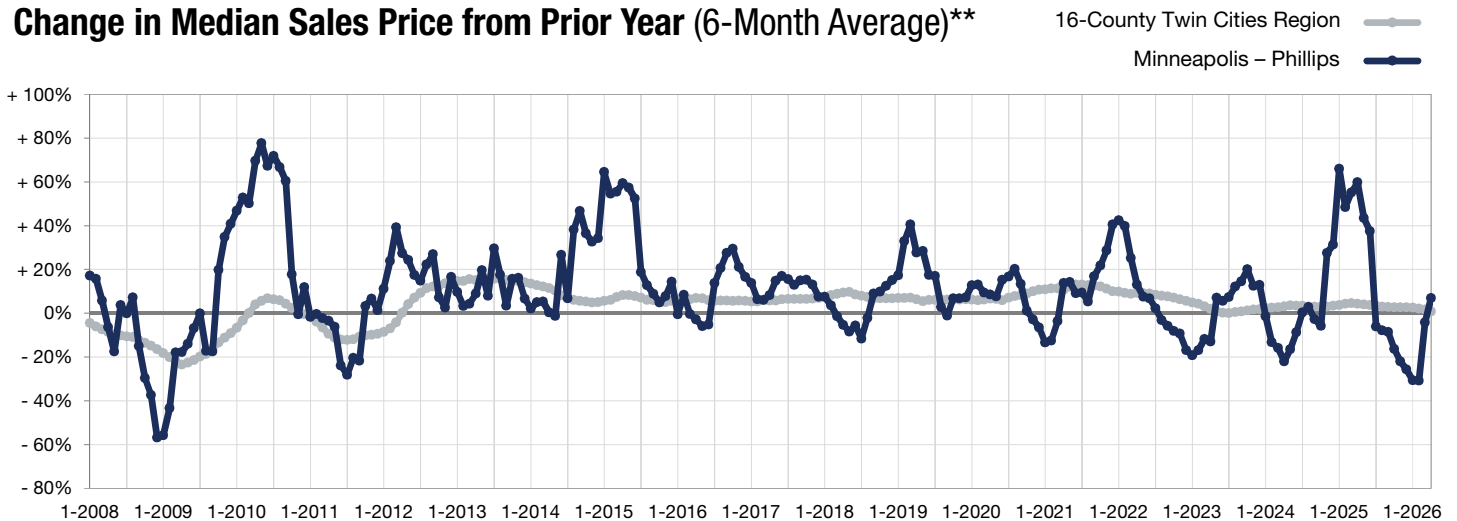
Change in  
Median Sales Price

|  | April     |                  |          | Rolling 12 Months |                  |         |
|--|-----------|------------------|----------|-------------------|------------------|---------|
|  | 2025      | 2026             | + / -    | 2025              | 2026             | + / -   |
| New Listings                             | 9         | 9                | 0.0%     | 85                | 96               | + 12.9% |
| Closed Sales                             | 2         | 9                | + 350.0% | 45                | 51               | + 13.3% |
| Median Sales Price*                      | \$187,500 | <b>\$182,000</b> | -2.9%    | \$235,000         | <b>\$192,500</b> | -18.1%  |
| Average Sales Price*                     | \$187,500 | <b>\$219,668</b> | + 17.2%  | \$229,521         | <b>\$210,034</b> | -8.5%   |
| Price Per Square Foot*                   | \$173     | <b>\$153</b>     | -11.7%   | \$156             | <b>\$152</b>     | -2.8%   |
| Percent of Original List Price Received* | 99.5%     | <b>94.9%</b>     | -4.6%    | 96.2%             | <b>93.0%</b>     | -3.3%   |
| Days on Market Until Sale                | 190       | <b>117</b>       | -38.4%   | 107               | <b>132</b>       | + 23.4% |
| Inventory of Homes for Sale              | 26        | <b>22</b>        | -15.4%   | --                | --               | --      |
| Months Supply of Inventory               | 7.3       | <b>5.2</b>       | -28.8%   | --                | --               | --      |

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



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



\*\* 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 – Phillips

### New Listings

|                  | 4-2025 | 4-2026 | + / -   | Prior Year R12* | Current R12* | + / -   |
|------------------|--------|--------|---------|-----------------|--------------|---------|
| East Phillips    | 6      | 2      | - 66.7% | 30              | 29           | - 3.3%  |
| Midtown Phillips | 4      | 4      | 0.0%    | 35              | 46           | + 31.4% |
| Phillips West    | 2      | 2      | 0.0%    | 18              | 26           | + 44.4% |
| Ventura Village  | 3      | 3      | 0.0%    | 32              | 24           | - 25.0% |

### Closed Sales

|                  | 4-2025 | 4-2026 | + / -    | Prior Year R12* | Current R12* | + / -   |
|------------------|--------|--------|----------|-----------------|--------------|---------|
| East Phillips    | 0      | 4      | --       | 19              | 18           | - 5.3%  |
| Midtown Phillips | 1      | 5      | + 400.0% | 18              | 28           | + 55.6% |
| Phillips West    | 0      | 3      | --       | 7               | 13           | + 85.7% |
| Ventura Village  | 1      | 1      | 0.0%     | 20              | 10           | - 50.0% |

### Median Sales Price

|                  | 4-2025    | 4-2026    | + / -   | Prior Year R12* | Current R12* | + / -   |
|------------------|-----------|-----------|---------|-----------------|--------------|---------|
| East Phillips    | \$0       | \$222,500 | --      | \$229,900       | \$240,000    | + 4.4%  |
| Midtown Phillips | \$150,000 | \$182,000 | + 21.3% | \$251,250       | \$208,000    | - 17.2% |
| Phillips West    | \$0       | \$84,500  | --      | \$237,000       | \$105,000    | - 55.7% |
| Ventura Village  | \$225,000 | \$389,900 | + 73.3% | \$190,250       | \$267,500    | + 40.6% |

### Days on Market Until Sale

|                  | 4-2025 | 4-2026 | + / -   | Prior Year R12* | Current R12* | + / -   |
|------------------|--------|--------|---------|-----------------|--------------|---------|
| East Phillips    | 0      | 66     | --      | 37              | 55           | + 48.6% |
| Midtown Phillips | 309    | 98     | - 68.3% | 102             | 114          | + 11.8% |
| Phillips West    | 0      | 181    | --      | 109             | 182          | + 67.0% |
| Ventura Village  | 70     | 21     | - 70.0% | 111             | 120          | + 8.1%  |

### Pct. Of Original Price Received

|                  | 4-2025 | 4-2026 | + / -  | Prior Year R12* | Current R12* | + / -   |
|------------------|--------|--------|--------|-----------------|--------------|---------|
| East Phillips    | 0.0%   | 97.2%  | --     | 99.4%           | 98.4%        | - 1.0%  |
| Midtown Phillips | 96.8%  | 98.5%  | + 1.8% | 97.5%           | 94.6%        | - 3.0%  |
| Phillips West    | 0.0%   | 87.1%  | --     | 97.4%           | 86.3%        | - 11.4% |
| Ventura Village  | 102.3% | 100.5% | - 1.8% | 94.6%           | 97.0%        | + 2.5%  |

### Inventory

### Months Supply

|                  | 4-2025 | 4-2026 | + / -   | 4-2025 | 4-2026 | + / -    |
|------------------|--------|--------|---------|--------|--------|----------|
| East Phillips    | 7      | 4      | - 42.9% | 3.9    | 1.9    | - 51.3%  |
| Midtown Phillips | 10     | 9      | - 10.0% | 6.7    | 3.0    | - 55.2%  |
| Phillips West    | 8      | 5      | - 37.5% | 8.0    | 2.9    | - 63.8%  |
| Ventura Village  | 8      | 8      | 0.0%    | 3.4    | 7.2    | + 111.8% |

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