

Minneapolis – University

+ 68.2% **+ 72.7%** **- 30.8%**

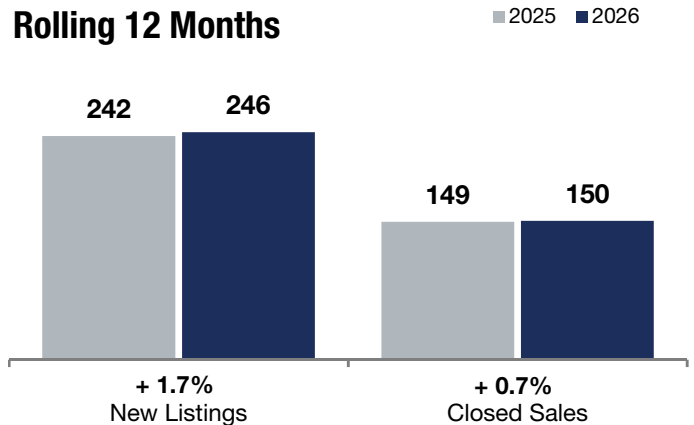
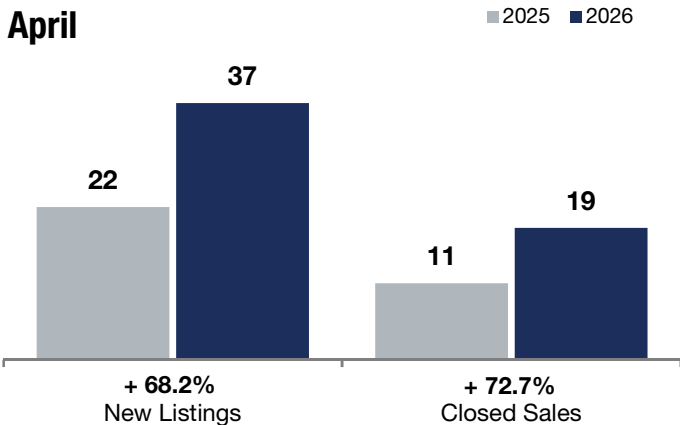
Change in
New Listings

Change in
Closed Sales

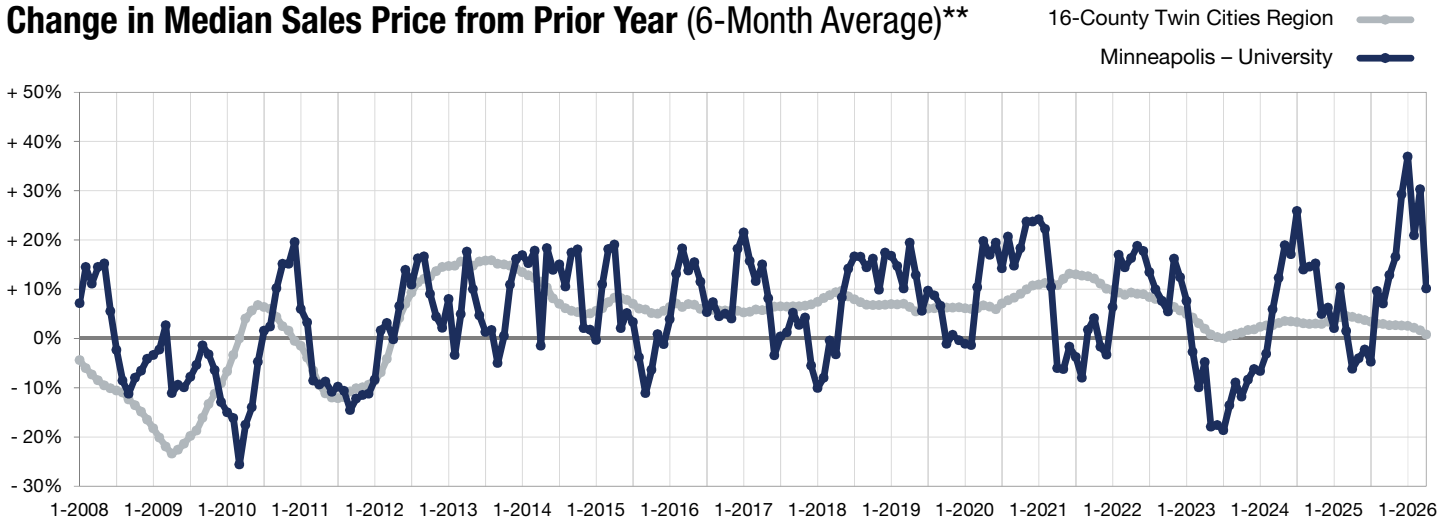
Change in
Median Sales Price

	April			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	22	37	+ 68.2%	242	246	+ 1.7%
Closed Sales	11	19	+ 72.7%	149	150	+ 0.7%
Median Sales Price*	\$389,900	\$270,000	-30.8%	\$333,000	\$332,500	-0.2%
Average Sales Price*	\$427,900	\$315,543	-26.3%	\$413,933	\$431,351	+ 4.2%
Price Per Square Foot*	\$256	\$210	-17.8%	\$270	\$263	-2.8%
Percent of Original List Price Received*	96.7%	91.5%	-5.4%	96.5%	94.3%	-2.3%
Days on Market Until Sale	65	130	+ 100.0%	63	79	+ 25.4%
Inventory of Homes for Sale	56	62	+ 10.7%	--	--	--
Months Supply of Inventory	4.6	5.0	+ 8.7%	--	--	--

* 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 – University

New Listings

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	3	1	- 66.7%	27	29	+ 7.4%
Marcy Holmes	3	2	- 33.3%	47	52	+ 10.6%
Nicollet Island – East Bank	5	12	+ 140.0%	81	72	- 11.1%
Prospect Pk - E River Rd	5	12	+ 140.0%	39	52	+ 33.3%
Southeast Como	6	10	+ 66.7%	48	41	- 14.6%
University of MN	0	0	--	0	0	--

Closed Sales

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	6	--	9	17	+ 88.9%
Marcy Holmes	1	5	+ 400.0%	27	37	+ 37.0%
Nicollet Island – East Bank	3	5	+ 66.7%	56	42	- 25.0%
Prospect Pk - E River Rd	3	2	- 33.3%	29	27	- 6.9%
Southeast Como	4	1	- 75.0%	28	27	- 3.6%
University of MN	0	0	--	0	0	--

Median Sales Price

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$0	\$116,250	--	\$164,900	\$120,000	- 27.2%
Marcy Holmes	\$389,900	\$400,000	+ 2.6%	\$407,000	\$365,000	- 10.3%
Nicollet Island – East Bank	\$610,000	\$251,500	- 58.8%	\$500,000	\$380,000	- 24.0%
Prospect Pk - E River Rd	\$270,000	\$422,500	+ 56.5%	\$300,000	\$440,000	+ 46.7%
Southeast Como	\$309,000	\$313,000	+ 1.3%	\$270,000	\$300,000	+ 11.1%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	155	--	130	172	+ 32.3%
Marcy Holmes	195	127	- 34.9%	71	78	+ 9.9%
Nicollet Island – East Bank	4	132	+ 3200.0%	54	74	+ 37.0%
Prospect Pk - E River Rd	94	0	- 100.0%	62	41	- 33.9%
Southeast Como	56	251	+ 348.2%	53	68	+ 28.3%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	4-2025	4-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0.0%	90.7%	--	85.3%	87.2%	+ 2.2%
Marcy Holmes	100.0%	93.7%	- 6.3%	98.5%	95.8%	- 2.7%
Nicollet Island – East Bank	100.2%	88.3%	- 11.9%	98.0%	94.4%	- 3.7%
Prospect Pk - E River Rd	89.6%	97.4%	+ 8.7%	96.5%	96.3%	- 0.2%
Southeast Como	98.5%	89.5%	- 9.1%	95.2%	94.1%	- 1.2%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -
Cedar-Riverside	15	10	- 33.3%	11.3	4.7	- 58.4%
Marcy Holmes	8	9	+ 12.5%	3.2	3.2	0.0%
Nicollet Island – East Bank	16	12	- 25.0%	3.8	3.3	- 13.2%
Prospect Pk - E River Rd	6	22	+ 266.7%	2.2	8.1	+ 268.2%
Southeast Como	11	9	- 18.2%	4.9	3.7	- 24.5%
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.