

# Minneapolis – University

**+ 52.6%**

**+ 5.0%**

**+ 13.7%**

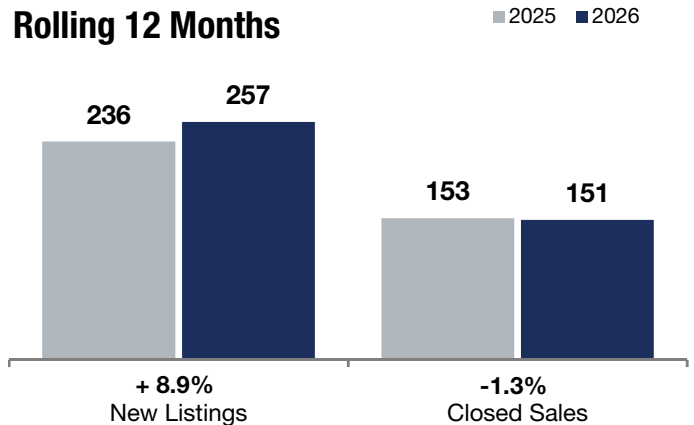
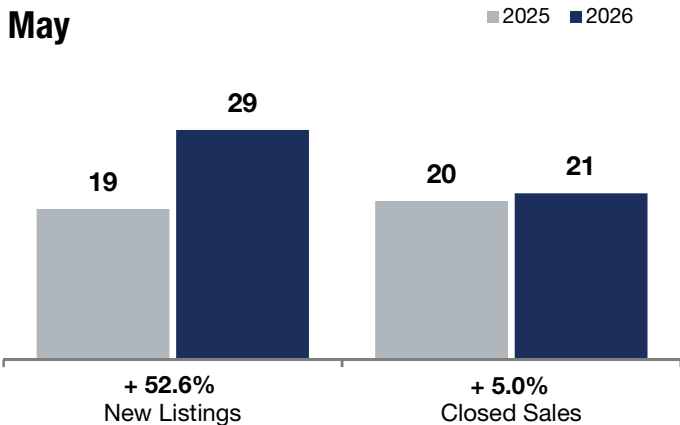
Change in  
New Listings

Change in  
Closed Sales

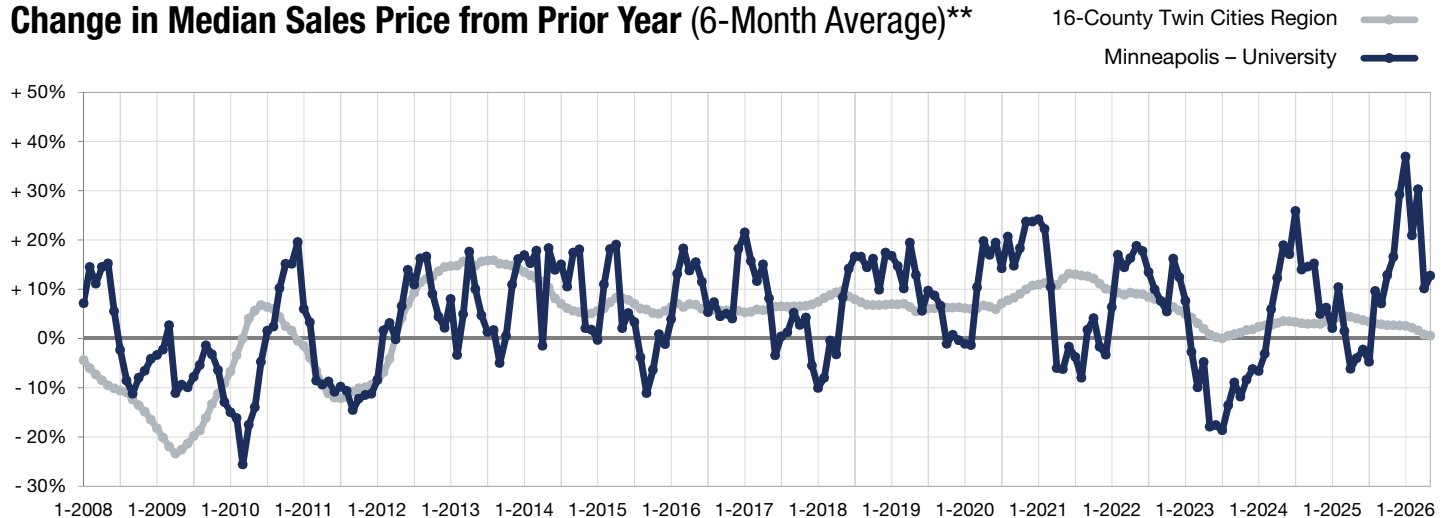
Change in  
Median Sales Price

	May			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	19	<b>29</b>	+ 52.6%	236	<b>257</b>	+ 8.9%
Closed Sales	20	<b>21</b>	+ 5.0%	153	<b>151</b>	-1.3%
Median Sales Price*	\$329,950	<b>\$375,000</b>	+ 13.7%	\$330,000	<b>\$340,000</b>	+ 3.0%
Average Sales Price*	\$486,422	<b>\$435,056</b>	-10.6%	\$425,963	<b>\$424,572</b>	-0.3%
Price Per Square Foot*	\$288	<b>\$263</b>	-8.9%	\$275	<b>\$260</b>	-5.6%
Percent of Original List Price Received*	95.8%	<b>95.1%</b>	-0.7%	96.2%	<b>94.2%</b>	-2.1%
Days on Market Until Sale	62	<b>140</b>	+ 125.8%	64	<b>90</b>	+ 40.6%
Inventory of Homes for Sale	52	<b>59</b>	+ 13.5%	--	--	--
Months Supply of Inventory	4.3	<b>4.5</b>	+ 4.7%	--	--	--

\* 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

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	4	2	- 50.0%	27	27	0.0%
Marcy Holmes	5	3	- 40.0%	48	50	+ 4.2%
Nicollet Island – East Bank	3	10	+ 233.3%	72	80	+ 11.1%
Prospect Pk - E River Rd	5	3	- 40.0%	42	50	+ 19.0%
Southeast Como	2	11	+ 450.0%	47	50	+ 6.4%
University of MN	0	0	--	0	0	--

### Closed Sales

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	1	2	+ 100.0%	10	18	+ 80.0%
	6	4	- 33.3%	32	35	+ 9.4%
	4	7	+ 75.0%	55	45	- 18.2%
	3	5	+ 66.7%	27	29	+ 7.4%
	6	3	- 50.0%	29	24	- 17.2%
	0	0	--	0	0	--

### Median Sales Price

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$260,000	\$148,450	- 42.9%	\$167,450	\$122,500	- 26.8%
Marcy Holmes	\$335,450	\$395,000	+ 17.8%	\$391,450	\$379,900	- 3.0%
Nicollet Island – East Bank	\$527,500	\$247,500	- 53.1%	\$500,000	\$380,000	- 24.0%
Prospect Pk - E River Rd	\$440,000	\$527,366	+ 19.9%	\$375,000	\$475,000	+ 26.7%
Southeast Como	\$291,250	\$375,000	+ 28.8%	\$270,000	\$312,395	+ 15.7%
University of MN	\$0	\$0	--	\$0	\$0	--

### Days on Market Until Sale

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
	44	230	+ 422.7%	122	186	+ 52.5%
	36	147	+ 308.3%	63	93	+ 47.6%
	79	218	+ 175.9%	56	97	+ 73.2%
	90	68	- 24.4%	67	40	- 40.3%
	66	9	- 86.4%	60	61	+ 1.7%
	0	0	--	0	0	--

### Pct. Of Original Price Received

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	92.9%	94.3%	+ 1.5%	86.0%	87.7%	+ 2.0%
Marcy Holmes	98.2%	90.5%	- 7.8%	98.8%	94.8%	- 4.0%
Nicollet Island – East Bank	94.9%	93.3%	- 1.7%	97.7%	94.2%	- 3.6%
Prospect Pk - E River Rd	97.7%	99.4%	+ 1.7%	96.3%	96.7%	+ 0.4%
Southeast Como	93.5%	98.7%	+ 5.6%	93.8%	94.8%	+ 1.1%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

### Inventory

	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -
	16	9	- 43.8%	12.0	4.3	- 64.2%
	9	10	+ 11.1%	3.4	3.8	+ 11.8%
	14	12	- 14.3%	3.2	3.1	- 3.1%
	7	15	+ 114.3%	2.9	4.5	+ 55.2%
	6	13	+ 116.7%	2.7	5.3	+ 96.3%
	0	0	--	0.0	0.0	--

### Months Supply

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