

Minneapolis

+ 5.4%

Change in
New Listings

- 1.5%

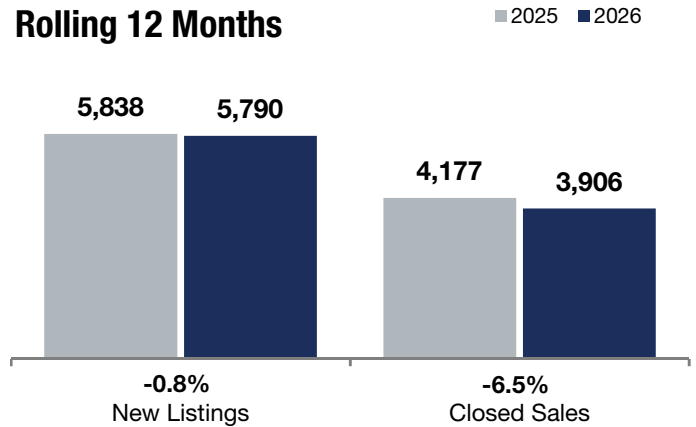
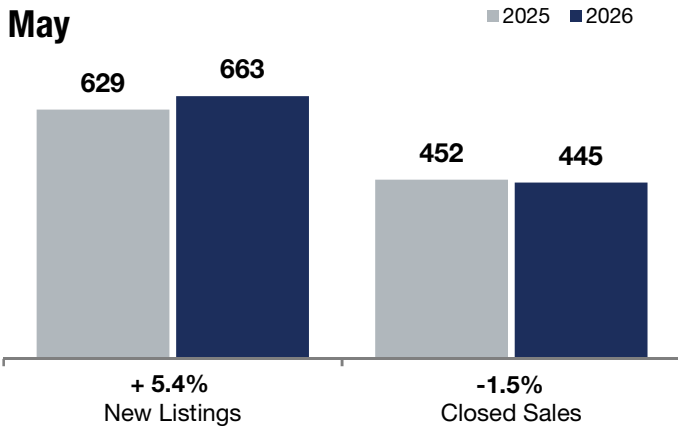
Change in
Closed Sales

- 2.6%

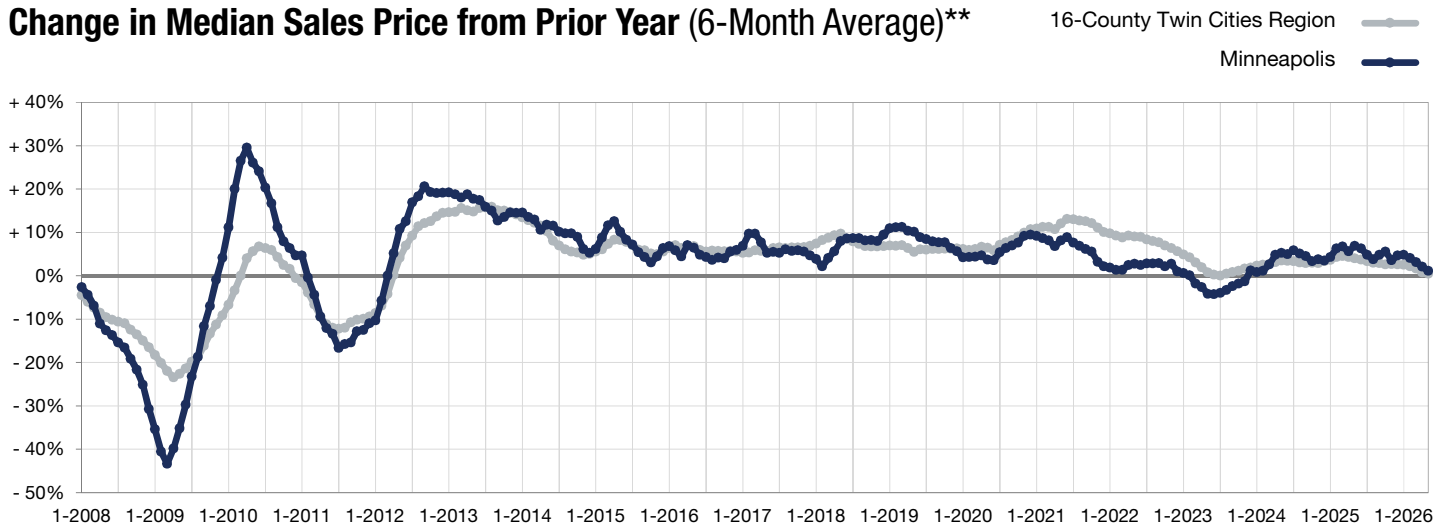
Change in
Median Sales Price

	May			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	629	663	+ 5.4%	5,838	5,790	-0.8%
Closed Sales	452	445	-1.5%	4,177	3,906	-6.5%
Median Sales Price*	\$380,000	\$370,000	-2.6%	\$336,000	\$349,000	+ 3.9%
Average Sales Price*	\$463,872	\$453,410	-2.3%	\$423,430	\$430,518	+ 1.7%
Price Per Square Foot*	\$266	\$259	-2.7%	\$247	\$253	+ 2.2%
Percent of Original List Price Received*	101.0%	100.1%	-0.9%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	50	50	0.0%	55	53	-3.6%
Inventory of Homes for Sale	985	1,040	+ 5.6%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

* 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.

Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	78	68	- 12.8%	655	548	- 16.3%
Minneapolis – Camden	55	63	+ 14.5%	615	632	+ 2.8%
Minneapolis – Central	99	102	+ 3.0%	917	873	- 4.8%
Minneapolis – Longfellow	43	43	0.0%	362	333	- 8.0%
Minneapolis – Near North	28	39	+ 39.3%	386	394	+ 2.1%
Minneapolis – Nokomis	78	76	- 2.6%	668	704	+ 5.4%
Minneapolis – Northeast	46	58	+ 26.1%	391	418	+ 6.9%
Minneapolis – Phillips	8	11	+ 37.5%	86	99	+ 15.1%
Minneapolis – Powderhorn	62	69	+ 11.3%	560	571	+ 2.0%
Minneapolis – Southwest	99	95	- 4.0%	842	861	+ 2.3%
Minneapolis – University	19	29	+ 52.6%	236	257	+ 8.9%

Closed Sales

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	43	35	- 18.6%	408	338	- 17.2%
Minneapolis – Camden	39	65	+ 66.7%	477	432	- 9.4%
Minneapolis – Central	55	40	- 27.3%	451	431	- 4.4%
Minneapolis – Longfellow	29	24	- 17.2%	302	280	- 7.3%
Minneapolis – Near North	32	20	- 37.5%	311	251	- 19.3%
Minneapolis – Nokomis	68	62	- 8.8%	554	590	+ 6.5%
Minneapolis – Northeast	40	46	+ 15.0%	339	306	- 9.7%
Minneapolis – Phillips	4	3	- 25.0%	41	50	+ 22.0%
Minneapolis – Powderhorn	35	48	+ 37.1%	386	395	+ 2.3%
Minneapolis – Southwest	81	72	- 11.1%	682	620	- 9.1%
Minneapolis – University	20	21	+ 5.0%	153	151	- 1.3%

Median Sales Price

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	\$540,000	\$525,000	- 2.8%	\$468,850	\$482,200	+ 2.8%
Minneapolis – Camden	\$245,000	\$259,900	+ 6.1%	\$240,000	\$249,000	+ 3.8%
Minneapolis – Central	\$350,000	\$380,000	+ 8.6%	\$352,000	\$335,075	- 4.8%
Minneapolis – Longfellow	\$370,500	\$432,500	+ 16.7%	\$350,750	\$370,500	+ 5.6%
Minneapolis – Near North	\$242,000	\$245,950	+ 1.6%	\$235,000	\$250,000	+ 6.4%
Minneapolis – Nokomis	\$420,000	\$401,500	- 4.4%	\$375,000	\$375,000	0.0%
Minneapolis – Northeast	\$361,611	\$352,500	- 2.5%	\$345,000	\$346,875	+ 0.5%
Minneapolis – Phillips	\$303,273	\$165,000	- 45.6%	\$237,000	\$186,430	- 21.3%
Minneapolis – Powderhorn	\$320,000	\$337,500	+ 5.5%	\$300,500	\$311,000	+ 3.5%
Minneapolis – Southwest	\$571,000	\$594,000	+ 4.0%	\$529,500	\$567,750	+ 7.2%
Minneapolis – University	\$329,950	\$375,000	+ 13.7%	\$330,000	\$340,000	+ 3.0%

Days on Market Until Sale

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	93	62	- 33.3%	98	79	- 19.4%
Minneapolis – Camden	40	50	+ 25.0%	38	43	+ 13.2%
Minneapolis – Central	115	107	- 7.0%	112	121	+ 8.0%
Minneapolis – Longfellow	34	16	- 52.9%	31	22	- 29.0%
Minneapolis – Near North	57	56	- 1.8%	53	53	0.0%
Minneapolis – Nokomis	19	30	+ 57.9%	28	27	- 3.6%
Minneapolis – Northeast	26	19	- 26.9%	32	26	- 18.8%
Minneapolis – Phillips	79	86	+ 8.9%	101	134	+ 32.7%
Minneapolis – Powderhorn	46	39	- 15.2%	42	50	+ 19.0%
Minneapolis – Southwest	24	28	+ 16.7%	43	32	- 25.6%
Minneapolis – University	62	140	+ 125.8%	64	90	+ 40.6%

Pct. Of Original Price Received

	5-2025	5-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	98.1%	97.2%	- 0.9%	96.0%	96.3%	+ 0.3%
Minneapolis – Camden	100.1%	98.9%	- 1.2%	99.7%	99.1%	- 0.6%
Minneapolis – Central	96.7%	97.0%	+ 0.3%	95.0%	95.0%	0.0%
Minneapolis – Longfellow	104.9%	104.1%	- 0.8%	101.1%	102.7%	+ 1.6%
Minneapolis – Near North	100.1%	95.2%	- 4.9%	98.7%	99.5%	+ 0.8%
Minneapolis – Nokomis	105.4%	103.8%	- 1.5%	101.0%	101.6%	+ 0.6%
Minneapolis – Northeast	103.3%	102.3%	- 1.0%	100.7%	101.7%	+ 1.0%
Minneapolis – Phillips	93.6%	84.6%	- 9.6%	96.1%	92.4%	- 3.9%
Minneapolis – Powderhorn	102.4%	101.9%	- 0.5%	99.4%	99.3%	- 0.1%
Minneapolis – Southwest	101.2%	101.2%	0.0%	99.1%	100.8%	+ 1.7%
Minneapolis – University	95.8%	95.1%	- 0.7%	96.2%	94.2%	- 2.1%

Inventory

	5-2025	5-2026	+ / -
Minneapolis – Calhoun-Isle	151	152	+ 0.7%
Minneapolis – Camden	75	96	+ 28.0%
Minneapolis – Central	288	293	+ 1.7%
Minneapolis – Longfellow	35	30	- 14.3%
Minneapolis – Near North	47	59	+ 25.5%
Minneapolis – Nokomis	70	58	- 17.1%
Minneapolis – Northeast	28	53	+ 89.3%
Minneapolis – Phillips	27	25	- 7.4%
Minneapolis – Powderhorn	94	91	- 3.2%
Minneapolis – Southwest	87	98	+ 12.6%
Minneapolis – University	52	59	+ 13.5%

Months Supply

	5-2025	5-2026	+ / -
Minneapolis – Calhoun-Isle	4.5	5.5	+ 22.2%
Minneapolis – Camden	1.9	2.6	+ 36.8%
Minneapolis – Central	7.8	8.1	+ 3.8%
Minneapolis – Longfellow	1.4	1.3	- 7.1%
Minneapolis – Near North	1.8	2.8	+ 55.6%
Minneapolis – Nokomis	1.5	1.2	- 20.0%
Minneapolis – Northeast	1.0	2.0	+ 100.0%
Minneapolis – Phillips	7.4	5.8	- 21.6%
Minneapolis – Powderhorn	2.9	2.8	- 3.4%
Minneapolis – Southwest	1.5	1.8	+ 20.0%
Minneapolis – University	4.3	4.5	+ 4.7%

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