

Minneapolis – Central

+ 25.4%

+ 12.8%

- 3.1%

Change in
New Listings

Change in
Closed Sales

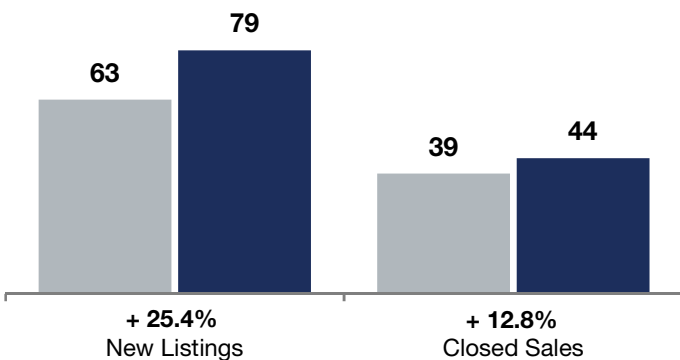
Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	63	79	+ 25.4%	891	930	+ 4.4%
Closed Sales	39	44	+ 12.8%	469	449	-4.3%
Median Sales Price*	\$320,000	\$310,000	-3.1%	\$335,000	\$355,000	+ 6.0%
Average Sales Price*	\$440,944	\$479,065	+ 8.6%	\$465,956	\$469,086	+ 0.7%
Price Per Square Foot*	\$308	\$303	-1.4%	\$318	\$320	+ 0.6%
Percent of Original List Price Received*	94.5%	94.7%	+ 0.2%	94.8%	94.6%	-0.2%
Days on Market Until Sale	115	127	+ 10.4%	120	123	+ 2.5%
Inventory of Homes for Sale	265	280	+ 5.7%	--	--	--
Months Supply of Inventory	6.7	7.5	+ 11.9%	--	--	--

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

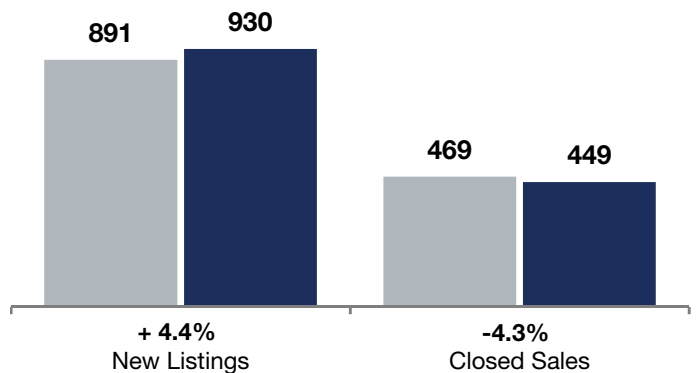
August

■ 2025 ■ 2026



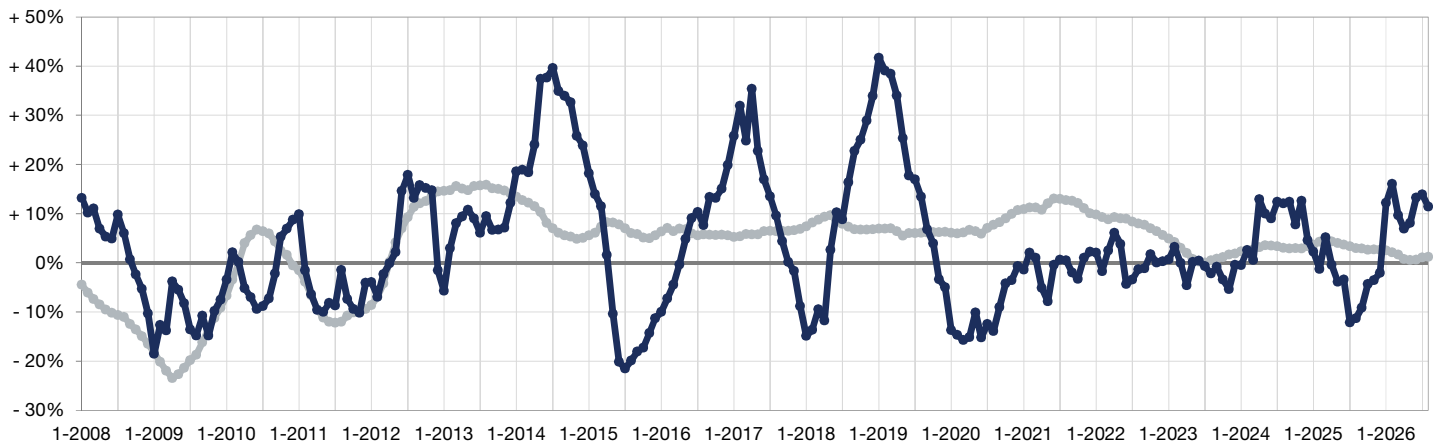
Rolling 12 Months

■ 2025 ■ 2026



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

16-County Twin Cities Region —
Minneapolis – Central —



** 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 – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – Central

New Listings

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	10	15	+ 50.0%	127	157	+ 23.6%
Downtown West – Mpls	23	20	- 13.0%	201	216	+ 7.5%
Elliot Park	4	9	+ 125.0%	149	103	- 30.9%
Loring Park	6	12	+ 100.0%	122	134	+ 9.8%
North Loop	15	22	+ 46.7%	215	257	+ 19.5%
Stevens Sq - Loring Hts	5	1	- 80.0%	77	63	- 18.2%

Closed Sales

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	6	11	+ 83.3%	80	86	+ 7.5%
Downtown West – Mpls	10	11	+ 10.0%	98	112	+ 14.3%
Elliot Park	7	5	- 28.6%	71	53	- 25.4%
Loring Park	4	1	- 75.0%	82	57	- 30.5%
North Loop	10	12	+ 20.0%	112	111	- 0.9%
Stevens Sq - Loring Hts	2	4	+ 100.0%	26	30	+ 15.4%

Median Sales Price

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	\$758,750	\$583,500	- 23.1%	\$700,000	\$637,500	- 8.9%
Downtown West – Mpls	\$251,000	\$200,000	- 20.3%	\$277,500	\$249,500	- 10.1%
Elliot Park	\$234,000	\$199,900	- 14.6%	\$317,500	\$310,000	- 2.4%
Loring Park	\$146,500	\$275,000	+ 87.7%	\$216,500	\$250,000	+ 15.5%
North Loop	\$355,000	\$526,000	+ 48.2%	\$378,700	\$395,000	+ 4.3%
Stevens Sq - Loring Hts	\$137,450	\$126,450	- 8.0%	\$140,000	\$151,250	+ 8.0%

Days on Market Until Sale

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	68	91	+ 33.8%	101	107	+ 5.9%
Downtown West – Mpls	108	97	-10.2%	125	123	-1.6%
Elliot Park	146	202	+ 38.4%	162	167	+ 3.1%
Loring Park	119	332	+ 179.0%	121	161	+ 33.1%
North Loop	108	105	-2.8%	96	82	-14.6%
Stevens Sq - Loring Hts	188	217	+ 15.4%	139	173	+ 24.5%

Pct. Of Original Price Received

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Downtown East – Mpls	97.3%	94.7%	- 2.7%	96.3%	95.8%	- 0.5%
Downtown West – Mpls	94.2%	96.3%	+ 2.2%	94.6%	94.4%	- 0.2%
Elliot Park	95.9%	93.1%	- 2.9%	94.6%	93.5%	- 1.2%
Loring Park	92.1%	91.7%	- 0.4%	92.2%	92.5%	+ 0.3%
North Loop	94.9%	95.3%	+ 0.4%	96.4%	95.8%	- 0.6%
Stevens Sq - Loring Hts	87.2%	91.1%	+ 4.5%	91.8%	93.1%	+ 1.4%

Inventory

	8-2025	8-2026	+ / –	8-2025	8-2026	+ / –
Downtown East – Mpls	33	44	+ 33.3%	5.0	5.9	+ 18.0%
Downtown West – Mpls	64	76	+ 18.8%	7.6	8.6	+ 13.2%
Elliot Park	40	29	- 27.5%	6.5	7.0	+ 7.7%
Loring Park	36	46	+ 27.8%	5.3	9.4	+ 77.4%
North Loop	63	69	+ 9.5%	6.9	7.2	+ 4.3%
Stevens Sq - Loring Hts	29	16	- 44.8%	10.0	6.4	- 36.0%

Months Supply

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