

Minneapolis – University

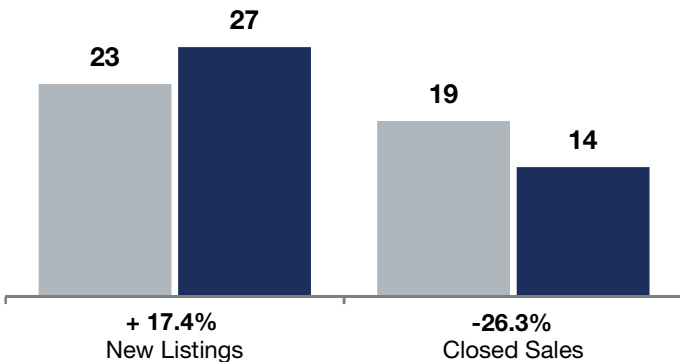
+ 17.4%**- 26.3%****- 20.9%**Change in
New ListingsChange in
Closed SalesChange in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	23	27	+ 17.4%	231	257	+ 11.3%
Closed Sales	19	14	-26.3%	161	155	-3.7%
Median Sales Price*	\$395,000	\$312,500	-20.9%	\$330,000	\$340,000	+ 3.0%
Average Sales Price*	\$435,316	\$503,289	+ 15.6%	\$424,396	\$438,409	+ 3.3%
Price Per Square Foot*	\$262	\$268	+ 2.3%	\$269	\$261	-2.9%
Percent of Original List Price Received*	95.1%	93.3%	-1.9%	95.5%	94.5%	-1.0%
Days on Market Until Sale	70	102	+ 45.7%	73	95	+ 30.1%
Inventory of Homes for Sale	60	58	-3.3%	--	--	--
Months Supply of Inventory	4.7	4.4	-6.4%	--	--	--

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

August

■ 2025 ■ 2026

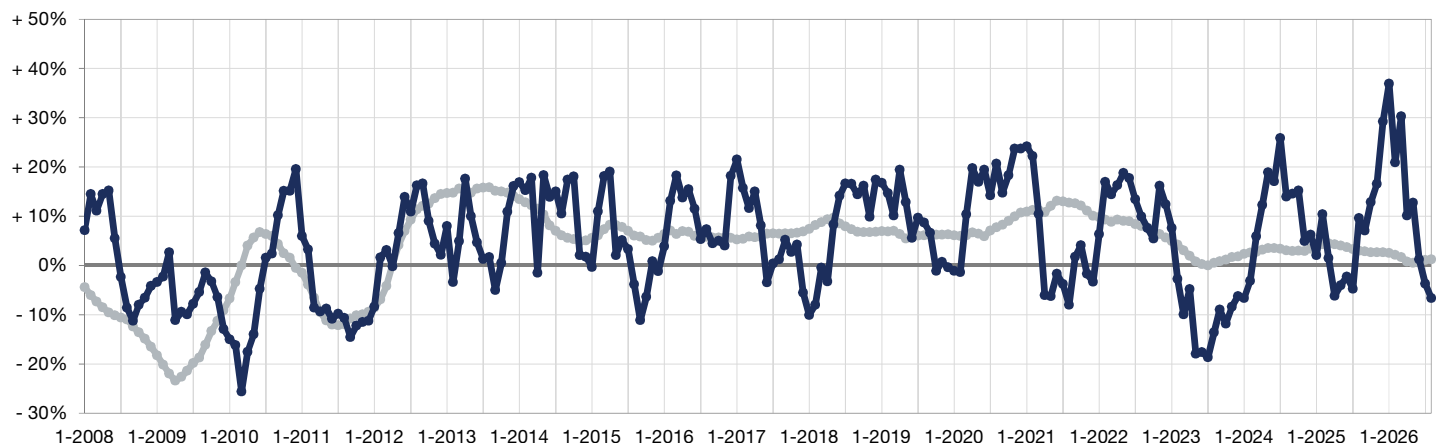
**Rolling 12 Months**

■ 2025 ■ 2026

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

16-County Twin Cities Region

Minneapolis – University



** 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 – University

New Listings

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	4	2	- 50.0%	29	25	- 13.8%
Marcy Holmes	2	3	+ 50.0%	49	44	- 10.2%
Nicollet Island – East Bank	9	7	- 22.2%	65	72	+ 10.8%
Prospect Pk - E River Rd	3	8	+ 166.7%	38	62	+ 63.2%
Southeast Como	5	7	+ 40.0%	50	54	+ 8.0%
University of MN	0	0	--	0	0	--

Closed Sales

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	2	--	8	22	+ 175.0%
Marcy Holmes	4	2	- 50.0%	35	30	- 14.3%
Nicollet Island – East Bank	6	5	- 16.7%	54	45	- 16.7%
Prospect Pk - E River Rd	4	2	- 50.0%	33	30	- 9.1%
Southeast Como	5	3	- 40.0%	31	28	- 9.7%
University of MN	0	0	--	0	0	--

Median Sales Price

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$0	\$73,522	--	\$108,000	\$126,000	+ 16.7%
Marcy Holmes	\$416,250	\$217,500	- 47.7%	\$415,000	\$352,500	- 15.1%
Nicollet Island – East Bank	\$487,500	\$965,000	+ 97.9%	\$473,750	\$585,000	+ 23.5%
Prospect Pk - E River Rd	\$470,000	\$307,000	- 34.7%	\$395,000	\$477,500	+ 20.9%
Southeast Como	\$283,000	\$325,000	+ 14.8%	\$282,500	\$286,000	+ 1.2%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0	174	--	219	175	- 20.1%
Marcy Holmes	85	54	- 36.5%	68	109	+ 60.3%
Nicollet Island – East Bank	75	145	+ 93.3%	61	105	+ 72.1%
Prospect Pk - E River Rd	45	73	+ 62.2%	66	49	- 25.8%
Southeast Como	68	33	- 51.5%	70	56	- 20.0%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	0.0%	82.0%	--	83.5%	88.8%	+ 6.3%
Marcy Holmes	97.9%	95.2%	- 2.8%	97.8%	93.6%	- 4.3%
Nicollet Island – East Bank	95.1%	92.9%	- 2.3%	96.3%	94.1%	- 2.3%
Prospect Pk - E River Rd	96.0%	95.8%	- 0.2%	96.1%	96.8%	+ 0.7%
Southeast Como	92.2%	98.4%	+ 6.7%	93.9%	97.8%	+ 4.2%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

Months Supply

	8-2025	8-2026	+ / -	8-2025	8-2026	+ / -
Cedar-Riverside	18	7	- 61.1%	13.5	3.0	- 77.8%
Marcy Holmes	12	9	- 25.0%	4.4	3.7	- 15.9%
Nicollet Island – East Bank	15	10	- 33.3%	3.6	2.6	- 27.8%
Prospect Pk - E River Rd	5	18	+ 260.0%	1.8	5.8	+ 222.2%
Southeast Como	10	14	+ 40.0%	3.8	5.3	+ 39.5%
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.