# Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY **MINNEAPOLIS AREA REALTORS®**

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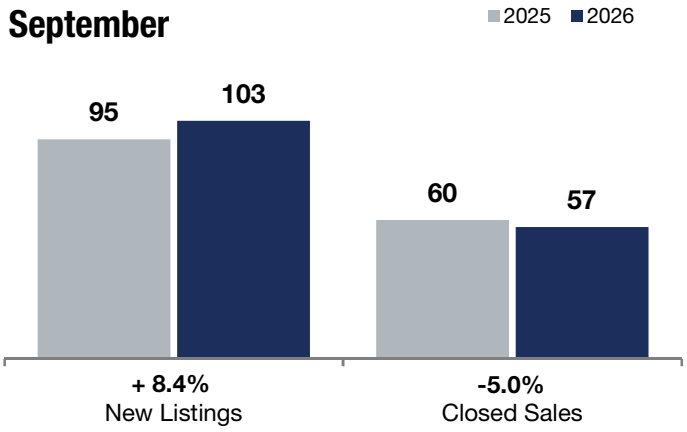
# Minneapolis – Southwest

| + 8.4% | - 5.0% | - 18.0% |
|---|---|---|
| Change in **New Listings** | Change in **Closed Sales** | Change in **Median Sales Price** |

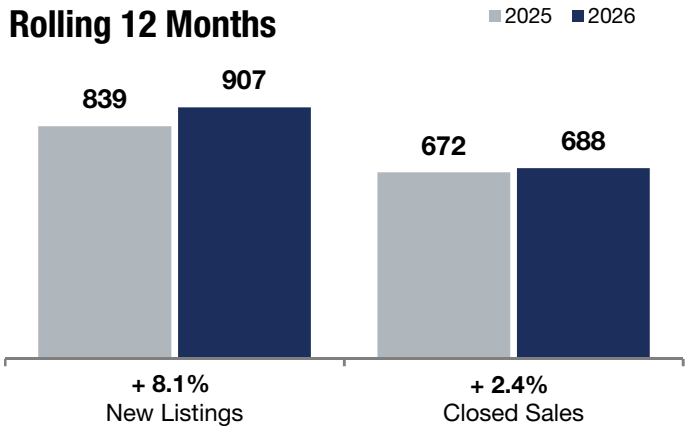
| | September | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| | 2025 | 2026 | + / – | 2025 | 2026 | + / – |
| New Listings | 95 | **103** | + 8.4% | 839 | **907** | + 8.1% |
| Closed Sales | 60 | **57** | -5.0% | 672 | **688** | + 2.4% |
| Median Sales Price* | $555,000 | **$455,000** | -18.0% | $542,250 | **$575,000** | + 6.0% |
| Average Sales Price* | $618,522 | **$559,055** | -9.6% | $652,976 | **$675,213** | + 3.4% |
| Price Per Square Foot* | $285 | **$298** | + 4.7% | $295 | **$305** | + 3.4% |
| Percent of Original List Price Received* | 102.2% | **98.8%** | -3.3% | 100.3% | **100.1%** | -0.2% |
| Days on Market Until Sale | 21 | **42** | + 100.0% | 38 | **35** | -7.9% |
| Inventory of Homes for Sale | 129 | **130** | + 0.8% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | **2.2** | -4.3% | -- | -- | -- |

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

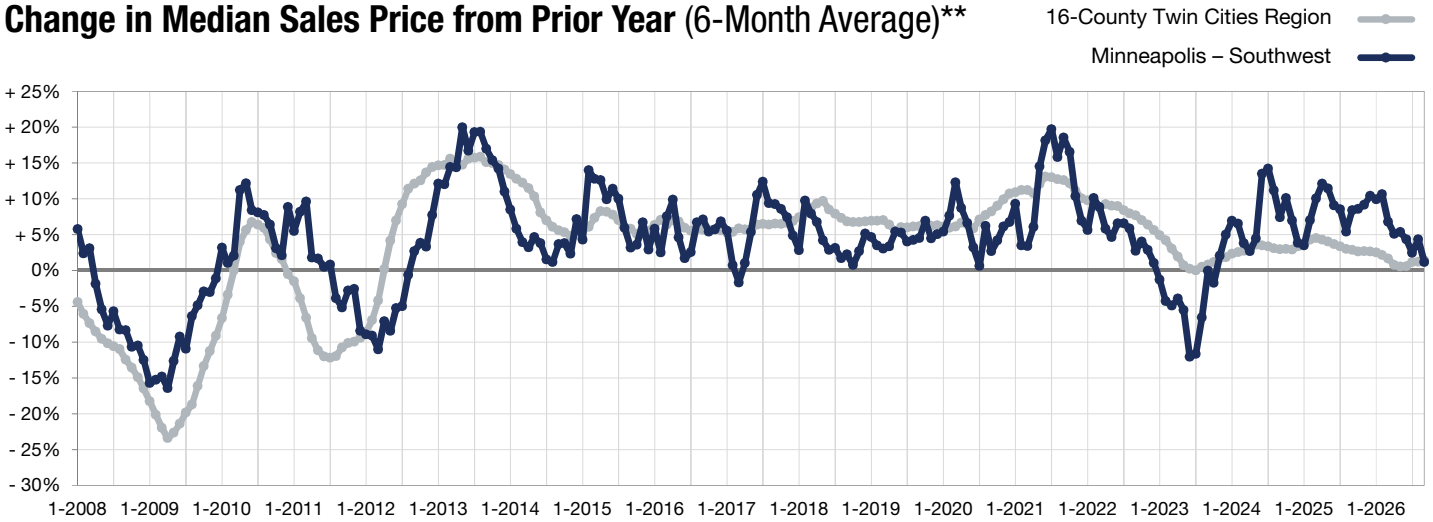
## September




## Rolling 12 Months




## 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.

Current as of October 7, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.

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## Neighborhoods of Minneapolis – Southwest

### New Listings

| | 9-2025 | 9-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Armatage | 6 | 12 | + 100.0% | 86 | 94 | + 9.3% |
| East Harriet | 2 | 6 | + 200.0% | 44 | 58 | + 31.8% |
| Fulton | 14 | 14 | 0.0% | 150 | 148 | - 1.3% |
| Kenny | 8 | 15 | + 87.5% | 61 | 94 | + 54.1% |
| King Field | 13 | 11 | - 15.4% | 91 | 102 | + 12.1% |
| Linden Hills | 20 | 21 | + 5.0% | 183 | 179 | - 2.2% |
| Lynnhurst | 16 | 11 | - 31.3% | 114 | 103 | - 9.6% |
| Tangletown | 8 | 6 | - 25.0% | 55 | 76 | + 38.2% |
| Windom | 8 | 7 | - 12.5% | 55 | 53 | - 3.6% |

### Closed Sales

| | 9-2025 | 9-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Armatage | 7 | 10 | + 42.9% | 83 | 72 | - 13.3% |
| East Harriet | 6 | 4 | - 33.3% | 47 | 37 | - 21.3% |
| Fulton | 7 | 8 | + 14.3% | 110 | 115 | + 4.5% |
| Kenny | 2 | 6 | + 200.0% | 45 | 69 | + 53.3% |
| King Field | 10 | 10 | 0.0% | 83 | 86 | + 3.6% |
| Linden Hills | 12 | 5 | - 58.3% | 131 | 124 | - 5.3% |
| Lynnhurst | 4 | 3 | - 25.0% | 79 | 80 | + 1.3% |
| Tangletown | 6 | 4 | - 33.3% | 53 | 63 | + 18.9% |
| Windom | 6 | 7 | + 16.7% | 41 | 42 | + 2.4% |

### Median Sales Price

| | 9-2025 | 9-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Armatage | $475,000 | $417,500 | - 12.1% | $460,000 | $461,250 | + 0.3% |
| East Harriet | $620,000 | $416,500 | - 32.8% | $499,000 | $590,000 | + 18.2% |
| Fulton | $660,000 | $634,950 | - 3.8% | $646,250 | $720,000 | + 11.4% |
| Kenny | $405,000 | $478,500 | + 18.1% | $415,000 | $501,000 | + 20.7% |
| King Field | $394,250 | $356,000 | - 9.7% | $440,000 | $469,975 | + 6.8% |
| Linden Hills | $680,000 | $587,500 | - 13.6% | $635,000 | $675,000 | + 6.3% |
| Lynnhurst | $649,000 | $503,000 | - 22.5% | $785,000 | $745,750 | - 5.0% |
| Tangletown | $666,000 | $465,000 | - 30.2% | $630,000 | $645,000 | + 2.4% |
| Windom | $374,346 | $395,000 | + 5.5% | $399,900 | $402,500 | + 0.7% |

### Days on Market Until Sale

| | 9-2025 | 9-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Armatage | 31 | 22 | - 29.0% | 33 | 22 | - 33.3% |
| East Harriet | 9 | 45 | + 400.0% | 27 | 38 | + 40.7% |
| Fulton | 23 | 21 | - 8.7% | 34 | 42 | + 23.5% |
| Kenny | 44 | 26 | - 40.9% | 38 | 29 | - 23.7% |
| King Field | 6 | 88 | + 1366.7% | 29 | 36 | + 24.1% |
| Linden Hills | 17 | 99 | + 482.4% | 57 | 47 | - 17.5% |
| Lynnhurst | 16 | 31 | + 93.8% | 32 | 29 | - 9.4% |
| Tangletown | 60 | 7 | - 88.3% | 45 | 25 | - 44.4% |
| Windom | 12 | 24 | + 100.0% | 34 | 36 | + 5.9% |

### Pct. Of Original Price Received

| | 9-2025 | 9-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Armatage | 101.7% | 98.5% | - 3.1% | 101.5% | 99.8% | - 1.7% |
| East Harriet | 102.9% | 97.7% | - 5.1% | 101.2% | 101.9% | + 0.7% |
| Fulton | 101.0% | 99.3% | - 1.7% | 99.1% | 98.9% | - 0.2% |
| Kenny | 102.2% | 101.2% | - 1.0% | 99.8% | 101.5% | + 1.7% |
| King Field | 108.1% | 97.4% | - 9.9% | 101.9% | 100.9% | - 1.0% |
| Linden Hills | 100.7% | 99.6% | - 1.1% | 98.6% | 98.8% | + 0.2% |
| Lynnhurst | 103.1% | 99.0% | - 4.0% | 101.1% | 100.9% | - 0.2% |
| Tangletown | 97.9% | 102.7% | + 4.9% | 101.6% | 101.0% | - 0.6% |
| Windom | 99.6% | 96.6% | - 3.0% | 99.2% | 99.7% | + 0.5% |

### Inventory

| | 9-2025 | 9-2026 | + / – |
|---|---|---|---|
| Armatage | 9 | 13 | + 44.4% |
| East Harriet | 4 | 6 | + 50.0% |
| Fulton | 23 | 19 | - 17.4% |
| Kenny | 10 | 14 | + 40.0% |
| King Field | 12 | 14 | + 16.7% |
| Linden Hills | 34 | 35 | + 2.9% |
| Lynnhurst | 14 | 12 | - 14.3% |
| Tangletown | 8 | 10 | + 25.0% |
| Windom | 15 | 7 | - 53.3% |

### Months Supply

| | 9-2025 | 9-2026 | + / – |
|---|---|---|---|
| Armatage | 1.4 | 2.1 | + 50.0% |
| East Harriet | 1.0 | 1.7 | + 70.0% |
| Fulton | 2.6 | 1.9 | - 26.9% |
| Kenny | 2.5 | 2.3 | - 8.0% |
| King Field | 1.7 | 2.1 | + 23.5% |
| Linden Hills | 3.3 | 3.4 | + 3.0% |
| Lynnhurst | 2.0 | 1.7 | - 15.0% |
| Tangletown | 1.9 | 1.8 | - 5.3% |
| Windom | 4.5 | 2.0 | - 55.6% |

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

Current as of October 7, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.