

# Lake Minnetonka Area

**+ 15.3%**

Change in  
New Listings

**- 12.1%**

Change in  
Closed Sales

**+ 32.8%**

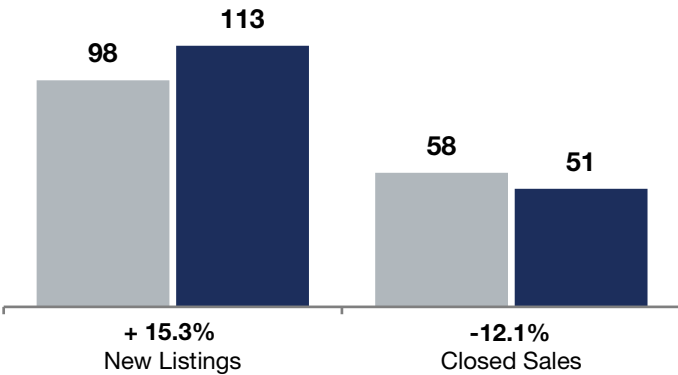
Change in  
Median Sales Price

	February			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	98	113	+ 15.3%	1,439	1,402	-2.6%
Closed Sales	58	51	-12.1%	910	917	+ 0.8%
Median Sales Price*	\$538,214	\$715,000	+ 32.8%	\$640,000	\$677,000	+ 5.8%
Average Sales Price*	\$881,193	\$1,036,748	+ 17.7%	\$1,052,909	\$1,055,271	+ 0.2%
Price Per Square Foot*	\$286	\$314	+ 9.8%	\$324	\$330	+ 1.7%
Percent of Original List Price Received*	95.7%	97.0%	+ 1.4%	97.0%	96.9%	-0.1%
Days on Market Until Sale	58	75	+ 29.3%	51	59	+ 15.7%
Inventory of Homes for Sale	227	210	-7.5%	--	--	--
Months Supply of Inventory	2.9	2.8	-3.4%	--	--	--

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

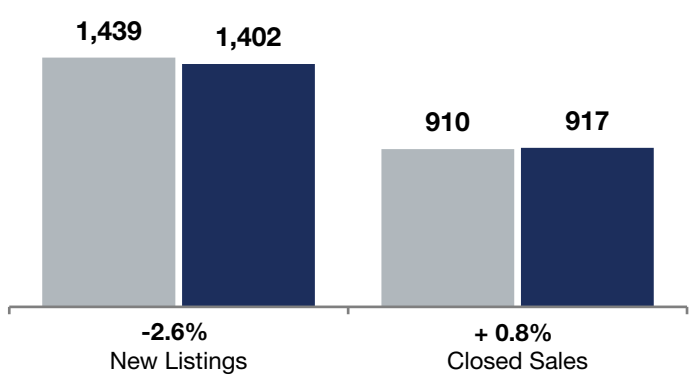
## February

■ 2024 ■ 2025



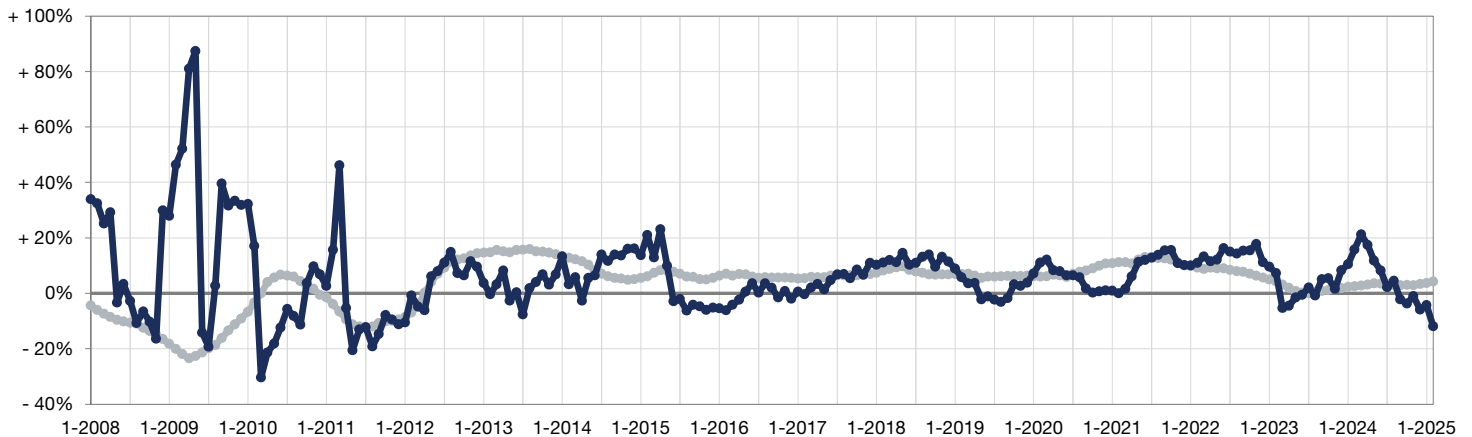
## Rolling 12 Months

■ 2024 ■ 2025



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

16-County Twin Cities Region —  
Lake Minnetonka Area —



\*\* 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 – February 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	3	5	+ 66.7%	61	67	+ 9.8%
Excelsior	4	10	+ 150.0%	61	79	+ 29.5%
Greenwood	2	1	- 50.0%	17	10	- 41.2%
Long Lake	2	5	+ 150.0%	38	49	+ 28.9%
Minnetonka Beach	0	0	--	22	13	- 40.9%
Minnetrista	24	25	+ 4.2%	299	318	+ 6.4%
Mound	20	17	- 15.0%	277	228	- 17.7%
Orono	20	22	+ 10.0%	295	249	- 15.6%
Shorewood	9	13	+ 44.4%	164	141	- 14.0%
Spring Park	0	1	--	12	27	+ 125.0%
St. Bonifacius	1	0	- 100.0%	27	40	+ 48.1%
Tonka Bay	2	1	- 50.0%	31	20	- 35.5%
Wayzata	9	13	+ 44.4%	128	150	+ 17.2%
Woodland	2	0	- 100.0%	7	11	+ 57.1%

## Closed Sales

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	0	1	--	48	44	- 8.3%
Excelsior	3	4	+ 33.3%	40	44	+ 10.0%
Greenwood	0	0	--	10	6	- 40.0%
Long Lake	0	3	--	24	32	+ 33.3%
Minnetonka Beach	0	0	--	15	9	- 40.0%
Minnetrista	10	12	+ 20.0%	177	198	+ 11.9%
Mound	11	11	0.0%	197	184	- 6.6%
Orono	11	9	- 18.2%	147	147	0.0%
Shorewood	11	1	- 90.9%	113	97	- 14.2%
Spring Park	0	1	--	12	15	+ 25.0%
St. Bonifacius	3	2	- 33.3%	23	37	+ 60.9%
Tonka Bay	3	2	- 33.3%	22	20	- 9.1%
Wayzata	6	5	- 16.7%	79	76	- 3.8%
Woodland	0	0	--	3	8	+ 166.7%

## Median Sales Price (in thousands)

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	\$0	\$2,145	--	\$958	\$1,100	+ 14.9%
Excelsior	\$535	\$920	+ 71.9%	\$802	\$939	+ 17.0%
Greenwood	\$0	\$0	--	\$2,062	\$2,973	+ 44.2%
Long Lake	\$0	\$430	--	\$528	\$498	- 5.8%
Minnetonka Beach	\$0	\$0	--	\$2,100	\$2,294	+ 9.2%
Minnetrista	\$644	\$779	+ 21.0%	\$630	\$672	+ 6.7%
Mound	\$342	\$400	+ 17.0%	\$355	\$386	+ 8.7%
Orono	\$855	\$1,550	+ 81.3%	\$1,025	\$1,143	+ 11.5%
Shorewood	\$525	\$591	+ 12.6%	\$819	\$755	- 7.8%
Spring Park	\$0	\$560	--	\$450	\$560	+ 24.5%
St. Bonifacius	\$320	\$351	+ 9.6%	\$355	\$370	+ 4.2%
Tonka Bay	\$2,175	\$538	- 75.3%	\$1,646	\$1,773	+ 7.7%
Wayzata	\$548	\$1,300	+ 137.2%	\$1,050	\$1,100	+ 4.8%
Woodland	\$0	\$0	--	\$1,550	\$1,010	- 34.8%

## Days on Market Until Sale

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	0	46	--	53	59	+ 11.3%
Excelsior	39	144	+ 269.2%	56	67	+ 19.6%
Greenwood	0	0	--	100	57	- 43.0%
Long Lake	0	88	--	37	39	+ 5.4%
Minnetonka Beach	0	0	--	76	79	+ 3.9%
Minnetrista	66	71	+ 7.6%	59	54	- 8.5%
Mound	43	64	+ 48.8%	37	49	+ 32.4%
Orono	57	108	+ 89.5%	57	81	+ 42.1%
Shorewood	64	6	- 90.6%	48	66	+ 37.5%
Spring Park	0	29	--	46	32	- 30.4%
St. Bonifacius	38	36	- 5.3%	49	27	- 44.9%
Tonka Bay	174	13	- 92.5%	72	48	- 33.3%
Wayzata	21	47	+ 123.8%	46	73	+ 58.7%
Woodland	0	0	--	88	31	- 64.8%

## Pct. Of Original Price Received

	2-2024	2-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	0.0%	97.7%	--	97.4%	95.8%	- 1.6%
Excelsior	97.7%	94.3%	- 3.5%	97.1%	97.1%	0.0%
Greenwood	0.0%	0.0%	--	93.4%	98.4%	+ 5.4%
Long Lake	0.0%	94.5%	--	98.6%	97.7%	- 0.9%
Minnetonka Beach	0.0%	0.0%	--	95.3%	92.4%	- 3.0%
Minnetrista	96.0%	97.7%	+ 1.8%	97.1%	97.6%	+ 0.5%
Mound	98.5%	97.7%	- 0.8%	97.0%	97.1%	+ 0.1%
Orono	95.3%	94.3%	- 1.0%	96.8%	94.5%	- 2.4%
Shorewood	93.5%	113.3%	+ 21.2%	97.5%	96.9%	- 0.6%
Spring Park	0.0%	93.5%	--	98.2%	104.0%	+ 5.9%
St. Bonifacius	101.4%	99.5%	- 1.9%	97.6%	99.9%	+ 2.4%
Tonka Bay	84.6%	95.7%	+ 13.1%	94.5%	95.0%	+ 0.5%
Wayzata	95.9%	98.9%	+ 3.1%	96.7%	97.0%	+ 0.3%
Woodland	0.0%	0.0%	--	94.1%	98.5%	+ 4.7%

## Inventory

	2-2024	2-2025	+ / -	2-2024	2-2025	+ / -
Deephaven	9	7	- 22.2%	2.2	1.5	- 31.8%
Excelsior	13	15	+ 15.4%	3.8	4.0	+ 5.3%
Greenwood	2	1	- 50.0%	1.4	0.6	- 57.1%
Long Lake	4	9	+ 125.0%	1.4	3.2	+ 128.6%
Minnetonka Beach	2	1	- 50.0%	0.9	0.6	- 33.3%
Minnetrista	47	46	- 2.1%	3.1	2.7	- 12.9%
Mound	38	26	- 31.6%	2.3	1.7	- 26.1%
Orono	51	41	- 19.6%	4.3	3.4	- 20.9%
Shorewood	25	20	- 20.0%	2.7	2.4	- 11.1%
Spring Park	1	4	+ 300.0%	0.7	1.9	+ 171.4%
St. Bonifacius	1	0	- 100.0%	0.5	0.0	- 100.0%
Tonka Bay	3	3	0.0%	1.2	1.4	+ 16.7%
Wayzata	28	35	+ 25.0%	4.0	5.6	+ 40.0%
Woodland	3	2	- 33.3%	3.0	1.3	- 56.7%

## Months Supply

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