

# Lake Minnetonka Area

**+ 14.5%**

**- 21.7%**

**+ 50.8%**

Change in  
New Listings

Change in  
Closed Sales

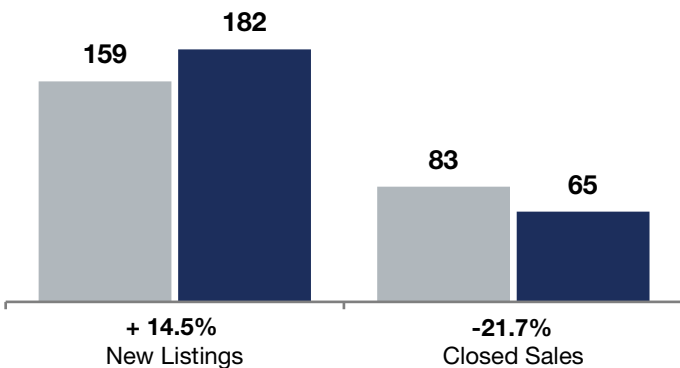
Change in  
Median Sales Price

	April			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	159	182	+ 14.5%	1,485	1,463	-1.5%
Closed Sales	83	65	-21.7%	937	909	-3.0%
Median Sales Price*	\$577,000	<b>\$870,000</b>	+ 50.8%	\$630,000	<b>\$700,000</b>	+ 11.1%
Average Sales Price*	\$923,008	<b>\$1,082,507</b>	+ 17.3%	\$1,035,068	<b>\$1,068,237</b>	+ 3.2%
Price Per Square Foot*	\$308	<b>\$348</b>	+ 12.8%	\$324	<b>\$335</b>	+ 3.3%
Percent of Original List Price Received*	99.0%	<b>97.3%</b>	-1.7%	97.1%	<b>96.7%</b>	-0.4%
Days on Market Until Sale	54	<b>82</b>	+ 51.9%	50	<b>61</b>	+ 22.0%
Inventory of Homes for Sale	270	<b>307</b>	+ 13.7%	--	--	--
Months Supply of Inventory	3.4	<b>4.0</b>	+ 17.6%	--	--	--

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

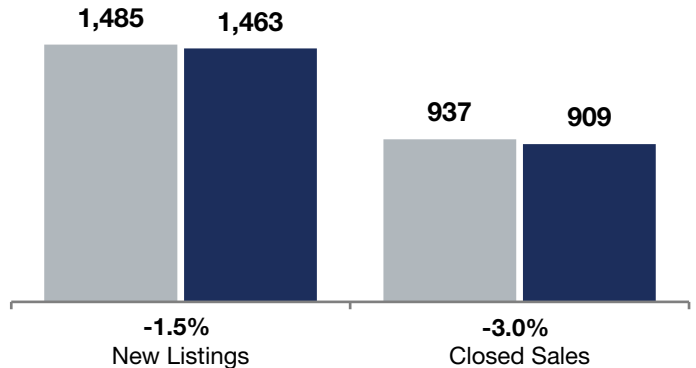
## April

■ 2024 ■ 2025



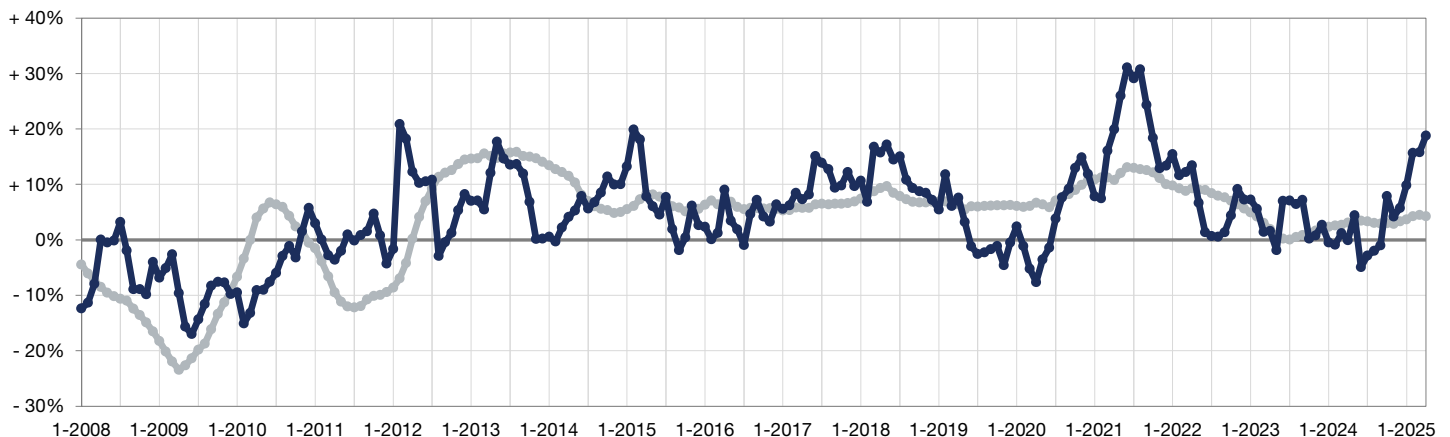
## Rolling 12 Months

■ 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 – April 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	11	10	- 9.1%	66	63	- 4.5%
Excelsior	9	16	+ 77.8%	69	94	+ 36.2%
Greenwood	3	0	- 100.0%	19	8	- 57.9%
Long Lake	5	4	- 20.0%	45	46	+ 2.2%
Minnetonka Beach	2	4	+ 100.0%	24	16	- 33.3%
Minnetrista	27	41	+ 51.9%	296	345	+ 16.6%
Mound	28	33	+ 17.9%	265	249	- 6.0%
Orono	20	28	+ 40.0%	289	258	- 10.7%
Shorewood	20	15	- 25.0%	177	142	- 19.8%
Spring Park	4	1	- 75.0%	18	20	+ 11.1%
St. Bonifacius	4	2	- 50.0%	34	34	0.0%
Tonka Bay	2	5	+ 150.0%	27	25	- 7.4%
Wayzata	24	22	- 8.3%	147	153	+ 4.1%
Woodland	0	1	--	9	10	+ 11.1%

## Closed Sales

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	3	5	+ 66.7%	46	45	- 2.2%
	5	6	+ 20.0%	42	45	+ 7.1%
	0	0	--	8	5	- 37.5%
	4	1	- 75.0%	29	33	+ 13.8%
	1	0	- 100.0%	15	7	- 53.3%
	15	13	- 13.3%	180	205	+ 13.9%
	19	12	- 36.8%	204	184	- 9.8%
	15	11	- 26.7%	153	138	- 9.8%
	9	8	- 11.1%	117	94	- 19.7%
	2	0	- 100.0%	12	13	+ 8.3%
	2	0	- 100.0%	23	33	+ 43.5%
	2	2	0.0%	22	21	- 4.5%
	6	7	+ 16.7%	84	78	- 7.1%
	0	0	--	2	8	+ 300.0%

## Median Sales Price (in thousands)

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	\$1,060	\$1,072	+ 1.1%	\$911	\$1,072	+ 17.6%
Excelsior	\$821	\$1,156	+ 40.8%	\$785	\$1,100	+ 40.2%
Greenwood	\$0	\$0	--	\$2,062	\$4,350	+ 111.0%
Long Lake	\$491	\$2,030	+ 313.3%	\$536	\$510	- 4.8%
Minnetonka Beach	\$3,935	\$0	- 100.0%	\$2,200	\$1,838	- 16.5%
Minnetrista	\$577	\$686	+ 18.9%	\$616	\$677	+ 9.8%
Mound	\$405	\$449	+ 10.7%	\$360	\$393	+ 9.2%
Orono	\$700	\$1,500	+ 114.3%	\$900	\$1,251	+ 39.0%
Shorewood	\$553	\$888	+ 60.6%	\$790	\$814	+ 3.0%
Spring Park	\$340	\$0	- 100.0%	\$450	\$825	+ 83.4%
St. Bonifacius	\$400	\$0	- 100.0%	\$366	\$363	- 0.8%
Tonka Bay	\$1,854	\$1,685	- 9.1%	\$1,814	\$1,800	- 0.7%
Wayzata	\$900	\$940	+ 4.4%	\$1,050	\$1,138	+ 8.3%
Woodland	\$0	\$0	--	\$1,553	\$1,010	- 34.9%

## Days on Market Until Sale

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	72	122	+ 69.4%	51	65	+ 27.5%
	21	86	+ 309.5%	52	72	+ 38.5%
	0	0	--	49	52	+ 6.1%
	47	89	+ 89.4%	39	53	+ 35.9%
	149	0	- 100.0%	81	68	- 16.0%
	72	66	- 8.3%	58	55	- 5.2%
	61	40	- 34.4%	39	47	+ 20.5%
	37	112	+ 202.7%	58	89	+ 53.4%
	91	101	+ 11.0%	52	66	+ 26.9%
	15	0	- 100.0%	42	34	- 19.0%
	14	0	- 100.0%	39	22	- 43.6%
	29	60	+ 106.9%	70	49	- 30.0%
	17	98	+ 476.5%	45	82	+ 82.2%
	0	0	--	1	31	+ 3000.0%

## Pct. Of Original Price Received

	4-2024	4-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	92.4%	92.4%	0.0%	97.0%	95.5%	- 1.5%
Excelsior	100.7%	97.1%	- 3.6%	97.8%	96.6%	- 1.2%
Greenwood	0.0%	0.0%	--	94.1%	98.1%	+ 4.3%
Long Lake	96.9%	92.3%	- 4.7%	98.0%	97.6%	- 0.4%
Minnetonka Beach	96.1%	0.0%	- 100.0%	95.4%	90.8%	- 4.8%
Minnetrista	96.5%	98.2%	+ 1.8%	96.9%	97.7%	+ 0.8%
Mound	97.8%	100.0%	+ 2.2%	97.2%	97.3%	+ 0.1%
Orono	99.9%	95.0%	- 4.9%	96.8%	93.9%	- 3.0%
Shorewood	97.6%	105.0%	+ 7.6%	97.2%	97.6%	+ 0.4%
Spring Park	137.9%	0.0%	- 100.0%	106.3%	98.8%	- 7.1%
St. Bonifacius	102.0%	0.0%	- 100.0%	98.4%	99.7%	+ 1.3%
Tonka Bay	95.1%	79.6%	- 16.3%	94.4%	93.6%	- 0.8%
Wayzata	99.3%	94.7%	- 4.6%	96.8%	96.7%	- 0.1%
Woodland	0.0%	0.0%	--	100.3%	98.5%	- 1.8%

## Inventory

	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -
	14	8	- 42.9%	3.3	1.8	- 45.5%
	20	26	+ 30.0%	6.0	5.4	- 10.0%
	3	2	- 33.3%	1.8	1.3	- 27.8%
	3	7	+ 133.3%	0.9	2.6	+ 188.9%
	3	5	+ 66.7%	1.5	2.9	+ 93.3%
	44	66	+ 50.0%	2.7	4.0	+ 48.1%
	44	53	+ 20.5%	2.6	3.5	+ 34.6%
	53	51	- 3.8%	4.5	4.1	- 8.9%
	29	29	0.0%	2.9	3.6	+ 24.1%
	5	4	- 20.0%	2.9	2.2	- 24.1%
	1	1	0.0%	0.4	0.4	0.0%
	5	8	+ 60.0%	2.1	3.8	+ 81.0%
	42	43	+ 2.4%	5.7	6.4	+ 12.3%
	4	4	0.0%	4.0	2.3	- 42.5%

## Months Supply

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