

# Minneapolis

- 11.4%

- 22.3%

+ 9.1%

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## December

## Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	220	195	-11.4%	5,846	5,721	-2.1%
Closed Sales	336	261	-22.3%	4,181	4,080	-2.4%
Median Sales Price*	\$311,750	\$340,000	+ 9.1%	\$329,577	\$350,000	+ 6.2%
Average Sales Price*	\$395,552	\$443,364	+ 12.1%	\$407,715	\$430,107	+ 5.5%
Price Per Square Foot*	\$238	\$252	+ 5.6%	\$242	\$253	+ 4.6%
Percent of Original List Price Received*	96.9%	96.8%	-0.1%	98.6%	99.3%	+ 0.7%
Days on Market Until Sale	58	63	+ 8.6%	53	55	+ 3.8%
Inventory of Homes for Sale	690	617	-10.6%	--	--	--
Months Supply of Inventory	2.0	1.8	-10.0%	--	--	--

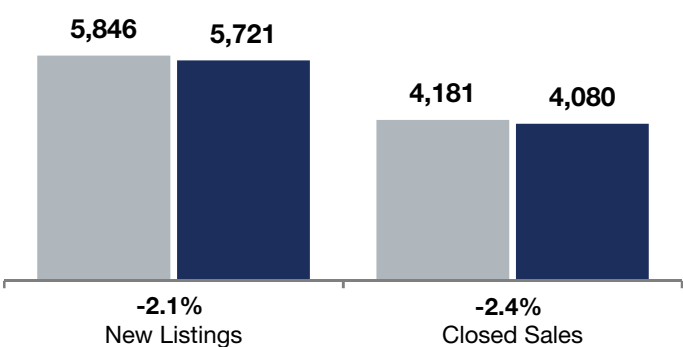
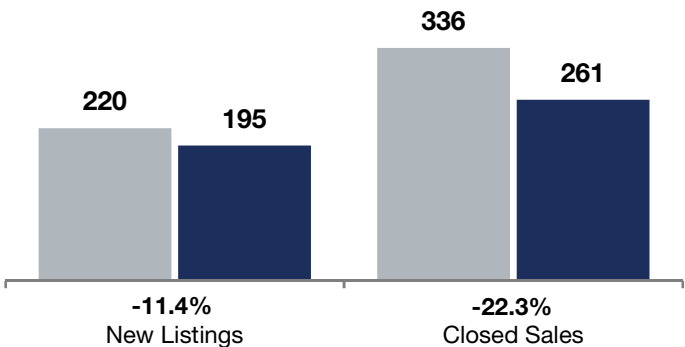
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## December

■ 2024 ■ 2025

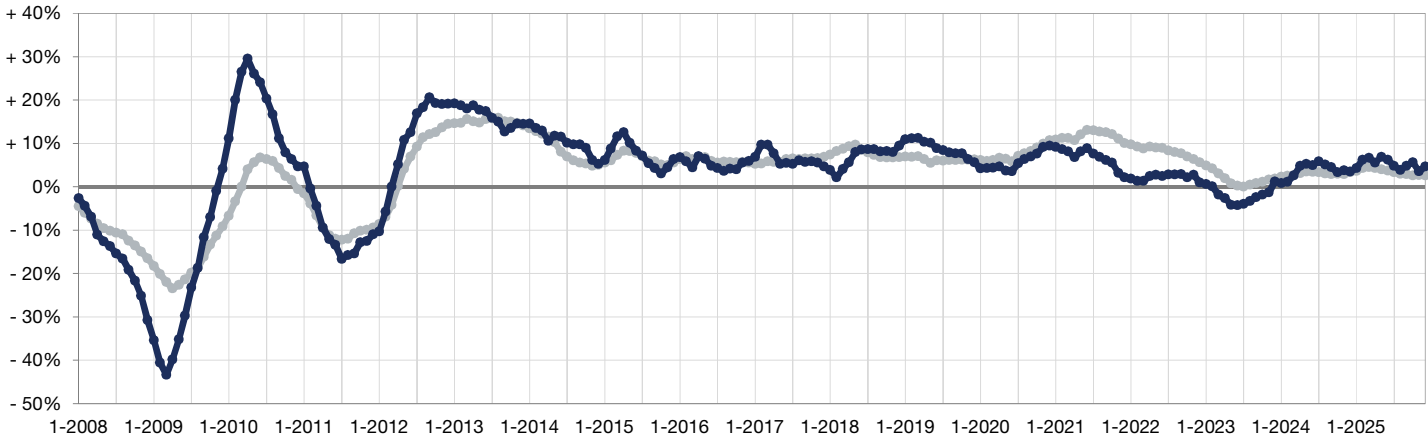
## Rolling 12 Months

■ 2024 ■ 2025



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

16-County Twin Cities Region  
Minneapolis



\*\* 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 – December 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	27	20	- 25.9%	630	592	- 6.0%
Minneapolis – Camden	24	31	+ 29.2%	630	592	- 6.0%
Minneapolis – Central	40	28	- 30.0%	877	890	+ 1.5%
Minneapolis – Longfellow	11	12	+ 9.1%	352	347	- 1.4%
Minneapolis – Near North	14	12	- 14.3%	404	367	- 9.2%
Minneapolis – Nokomis	24	27	+ 12.5%	656	698	+ 6.4%
Minneapolis – Northeast	19	13	- 31.6%	396	389	- 1.8%
Minneapolis – Phillips	6	3	- 50.0%	95	87	- 8.4%
Minneapolis – Powderhorn	24	21	- 12.5%	565	574	+ 1.6%
Minneapolis – Southwest	18	23	+ 27.8%	883	838	- 5.1%
Minneapolis – University	9	3	- 66.7%	227	233	+ 2.6%

## Closed Sales

12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
23	21	- 8.7%	378	383	+ 1.3%
53	25	- 52.8%	517	429	- 17.0%
38	37	- 2.6%	457	477	+ 4.4%
20	14	- 30.0%	294	306	+ 4.1%
28	22	- 21.4%	337	264	- 21.7%
39	30	- 23.1%	535	587	+ 9.7%
27	20	- 25.9%	316	322	+ 1.9%
7	2	- 71.4%	41	49	+ 19.5%
32	29	- 9.4%	407	402	- 1.2%
53	48	- 9.4%	687	649	- 5.5%
11	10	- 9.1%	146	144	- 1.4%

## Median Sales Price

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	\$600,000	\$435,000	- 27.5%	\$451,000	\$475,000	+ 5.3%
Minneapolis – Camden	\$224,900	\$255,000	+ 13.4%	\$230,000	\$244,950	+ 6.5%
Minneapolis – Central	\$344,000	\$310,000	- 9.9%	\$355,000	\$330,000	- 7.0%
Minneapolis – Longfellow	\$407,500	\$370,000	- 9.2%	\$340,000	\$370,000	+ 8.8%
Minneapolis – Near North	\$230,500	\$226,000	- 2.0%	\$235,000	\$250,000	+ 6.4%
Minneapolis – Nokomis	\$345,000	\$347,500	+ 0.7%	\$363,000	\$381,000	+ 5.0%
Minneapolis – Northeast	\$292,000	\$360,000	+ 23.3%	\$340,000	\$348,125	+ 2.4%
Minneapolis – Phillips	\$269,000	\$148,500	- 44.8%	\$225,000	\$192,500	- 14.4%
Minneapolis – Powderhorn	\$305,000	\$305,000	0.0%	\$298,500	\$315,000	+ 5.5%
Minneapolis – Southwest	\$528,000	\$597,500	+ 13.2%	\$500,000	\$555,000	+ 11.0%
Minneapolis – University	\$273,000	\$492,000	+ 80.2%	\$330,149	\$337,500	+ 2.2%

## Days on Market Until Sale

12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
97	103	+ 6.2%	89	89	0.0%
40	29	- 27.5%	43	38	- 11.6%
99	111	+ 12.1%	110	125	+ 13.6%
49	32	- 34.7%	30	27	- 10.0%
49	61	+ 24.5%	63	56	- 11.1%
37	42	+ 13.5%	29	26	- 10.3%
32	30	- 6.3%	29	30	+ 3.4%
81	264	+ 225.9%	104	134	+ 28.8%
53	46	- 13.2%	41	48	+ 17.1%
47	59	+ 25.5%	38	35	- 7.9%
100	83	- 17.0%	58	73	+ 25.9%

## Pct. Of Original Price Received

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	91.9%	95.1%	+ 3.5%	96.0%	96.3%	+ 0.3%
Minneapolis – Camden	98.3%	97.7%	- 0.6%	98.7%	100.0%	+ 1.3%
Minneapolis – Central	94.1%	94.5%	+ 0.4%	95.5%	94.6%	- 0.9%
Minneapolis – Longfellow	96.7%	98.9%	+ 2.3%	101.4%	102.1%	+ 0.7%
Minneapolis – Near North	98.5%	94.0%	- 4.6%	98.0%	99.3%	+ 1.3%
Minneapolis – Nokomis	98.8%	97.7%	- 1.1%	100.4%	101.7%	+ 1.3%
Minneapolis – Northeast	97.7%	99.0%	+ 1.3%	100.6%	101.6%	+ 1.0%
Minneapolis – Phillips	95.8%	88.6%	- 7.5%	96.8%	93.6%	- 3.3%
Minneapolis – Powderhorn	97.8%	97.9%	+ 0.1%	99.1%	99.7%	+ 0.6%
Minneapolis – Southwest	96.8%	98.4%	+ 1.7%	99.1%	100.7%	+ 1.6%
Minneapolis – University	94.7%	94.5%	- 0.2%	96.5%	95.1%	- 1.5%

## Inventory

## Months Supply

12-2024	12-2025	+ / -	12-2024	12-2025	+ / -
106	70	- 34.0%	3.3	2.3	- 30.3%
52	71	+ 36.5%	1.2	2.0	+ 66.7%
182	152	- 16.5%	4.8	3.9	- 18.8%
27	19	- 29.6%	1.1	0.8	- 27.3%
46	49	+ 6.5%	1.7	2.2	+ 29.4%
37	38	+ 2.7%	0.8	0.8	0.0%
34	22	- 35.3%	1.3	0.8	- 38.5%
23	14	- 39.1%	6.1	3.2	- 47.5%
65	58	- 10.8%	1.9	1.8	- 5.3%
66	63	- 4.5%	1.1	1.2	+ 9.1%
33	45	+ 36.4%	2.8	3.8	+ 35.7%

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