

Minneapolis

- 4.3%

Change in
New Listings

- 1.8%

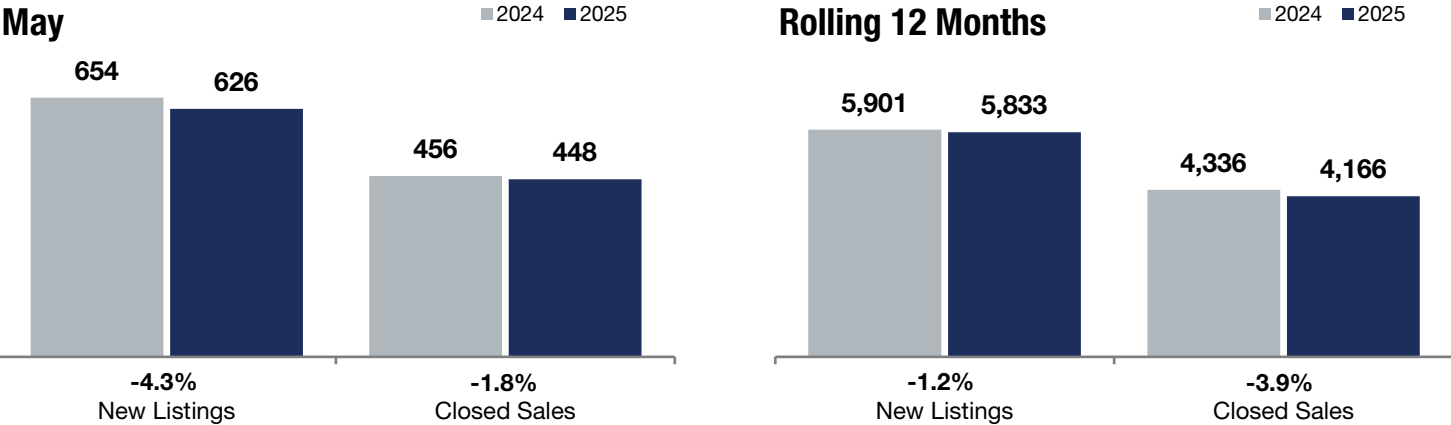
Change in
Closed Sales

+ 12.7%

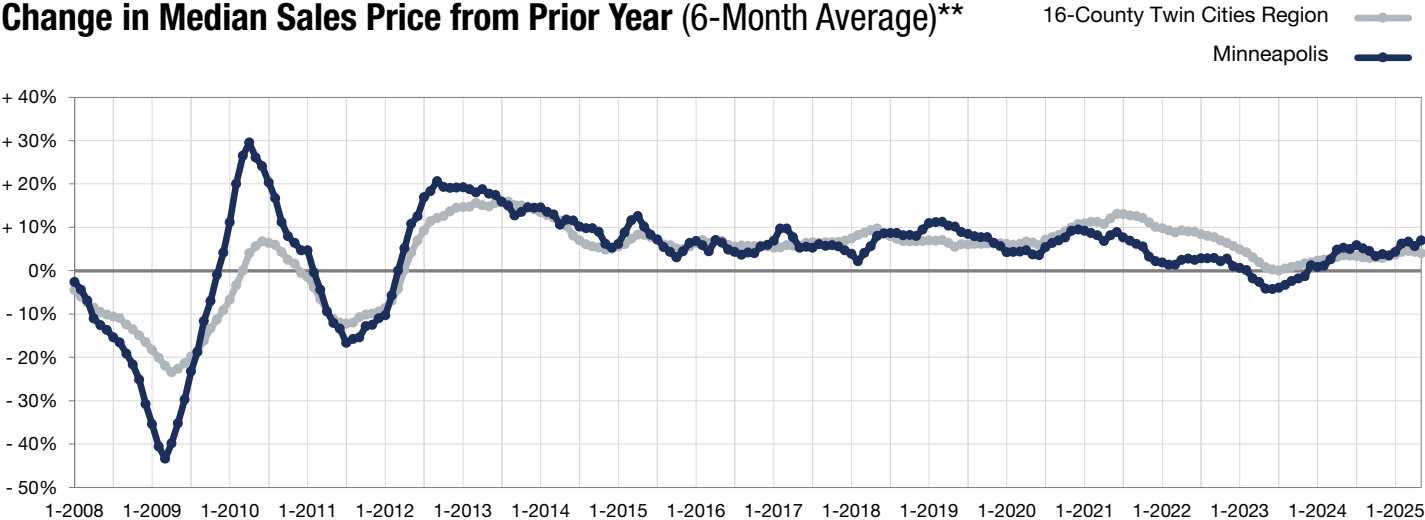
Change in
Median Sales Price

| | May | | | Rolling 12 Months | | |
|--|-----------|-----------|---------|-------------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 654 | 626 | -4.3% | 5,901 | 5,833 | -1.2% |
| Closed Sales | 456 | 448 | -1.8% | 4,336 | 4,166 | -3.9% |
| Median Sales Price* | \$338,000 | \$381,000 | + 12.7% | \$322,000 | \$336,000 | + 4.3% |
| Average Sales Price* | \$410,902 | \$465,210 | + 13.2% | \$394,311 | \$422,977 | + 7.3% |
| Price Per Square Foot* | \$245 | \$266 | + 8.6% | \$240 | \$247 | + 2.9% |
| Percent of Original List Price Received* | 100.2% | 101.1% | + 0.9% | 99.1% | 98.8% | -0.3% |
| Days on Market Until Sale | 49 | 50 | + 2.0% | 49 | 54 | + 10.2% |
| Inventory of Homes for Sale | 913 | 917 | + 0.4% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 2.7 | + 3.8% | -- | -- | -- |

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



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.

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

| | 5-2024 | 5-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|----------------------------|--------|--------|---------|--------------------|-----------------|---------|
| Minneapolis – Calhoun-Isle | 64 | 76 | + 18.8% | 627 | 653 | + 4.1% |
| Minneapolis – Camden | 47 | 55 | + 17.0% | 675 | 615 | - 8.9% |
| Minneapolis – Central | 107 | 99 | - 7.5% | 852 | 917 | + 7.6% |
| Minneapolis – Longfellow | 42 | 43 | + 2.4% | 368 | 362 | - 1.6% |
| Minneapolis – Near North | 37 | 27 | - 27.0% | 423 | 385 | - 9.0% |
| Minneapolis – Nokomis | 74 | 78 | + 5.4% | 662 | 668 | + 0.9% |
| Minneapolis – Northeast | 55 | 46 | - 16.4% | 417 | 391 | - 6.2% |
| Minneapolis – Phillips | 7 | 8 | + 14.3% | 73 | 86 | + 17.8% |
| Minneapolis – Powderhorn | 68 | 62 | - 8.8% | 540 | 559 | + 3.5% |
| Minneapolis – Southwest | 108 | 99 | - 8.3% | 920 | 841 | - 8.6% |
| Minneapolis – University | 25 | 19 | - 24.0% | 210 | 235 | + 11.9% |

Closed Sales

| | 5-2024 | 5-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|----------------------------|--------|--------|---------|--------------------|-----------------|---------|
| Minneapolis – Calhoun-Isle | 37 | 43 | + 16.2% | 372 | 406 | + 9.1% |
| Minneapolis – Camden | 56 | 38 | - 32.1% | 553 | 475 | - 14.1% |
| Minneapolis – Central | 62 | 55 | - 11.3% | 518 | 450 | - 13.1% |
| Minneapolis – Longfellow | 38 | 28 | - 26.3% | 298 | 301 | + 1.0% |
| Minneapolis – Near North | 30 | 32 | + 6.7% | 299 | 311 | + 4.0% |
| Minneapolis – Nokomis | 46 | 68 | + 47.8% | 547 | 554 | + 1.3% |
| Minneapolis – Northeast | 27 | 40 | + 48.1% | 346 | 338 | - 2.3% |
| Minneapolis – Phillips | 8 | 4 | - 50.0% | 39 | 41 | + 5.1% |
| Minneapolis – Powderhorn | 55 | 35 | - 36.4% | 411 | 386 | - 6.1% |
| Minneapolis – Southwest | 77 | 81 | + 5.2% | 728 | 680 | - 6.6% |
| Minneapolis – University | 16 | 18 | + 12.5% | 159 | 151 | - 5.0% |

Median Sales Price

| | 5-2024 | 5-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|----------------------------|-----------|-----------|---------|--------------------|-----------------|---------|
| Minneapolis – Calhoun-Isle | \$440,000 | \$540,000 | + 22.7% | \$390,000 | \$468,850 | + 20.2% |
| Minneapolis – Camden | \$240,000 | \$247,500 | + 3.1% | \$222,000 | \$240,000 | + 8.1% |
| Minneapolis – Central | \$369,750 | \$350,000 | - 5.3% | \$338,000 | \$351,000 | + 3.8% |
| Minneapolis – Longfellow | \$360,000 | \$370,750 | + 3.0% | \$325,000 | \$351,500 | + 8.2% |
| Minneapolis – Near North | \$244,500 | \$242,000 | - 1.0% | \$230,000 | \$235,000 | + 2.2% |
| Minneapolis – Nokomis | \$355,000 | \$420,000 | + 18.3% | \$360,000 | \$375,000 | + 4.2% |
| Minneapolis – Northeast | \$346,250 | \$361,611 | + 4.4% | \$335,000 | \$346,500 | + 3.4% |
| Minneapolis – Phillips | \$236,957 | \$303,273 | + 28.0% | \$220,000 | \$237,000 | + 7.7% |
| Minneapolis – Powderhorn | \$307,500 | \$320,000 | + 4.1% | \$292,500 | \$300,500 | + 2.7% |
| Minneapolis – Southwest | \$565,000 | \$571,000 | + 1.1% | \$485,000 | \$528,750 | + 9.0% |
| Minneapolis – University | \$360,501 | \$329,950 | - 8.5% | \$329,900 | \$330,000 | + 0.0% |

Days on Market Until Sale

| | 5-2024 | 5-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|----------------------------|--------|--------|---------|--------------------|-----------------|---------|
| Minneapolis – Calhoun-Isle | 72 | 93 | + 29.2% | 68 | 98 | + 44.1% |
| Minneapolis – Camden | 40 | 40 | 0.0% | 38 | 38 | 0.0% |
| Minneapolis – Central | 98 | 115 | + 17.3% | 112 | 112 | 0.0% |
| Minneapolis – Longfellow | 20 | 33 | + 65.0% | 29 | 31 | + 6.9% |
| Minneapolis – Near North | 98 | 57 | - 41.8% | 61 | 53 | - 13.1% |
| Minneapolis – Nokomis | 14 | 19 | + 35.7% | 25 | 28 | + 12.0% |
| Minneapolis – Northeast | 24 | 26 | + 8.3% | 23 | 32 | + 39.1% |
| Minneapolis – Phillips | 125 | 79 | - 36.8% | 95 | 101 | + 6.3% |
| Minneapolis – Powderhorn | 43 | 46 | + 7.0% | 39 | 42 | + 7.7% |
| Minneapolis – Southwest | 29 | 24 | - 17.2% | 33 | 43 | + 30.3% |
| Minneapolis – University | 47 | 63 | + 34.0% | 67 | 65 | - 3.0% |

Pct. Of Original Price Received

| | 5-2024 | 5-2025 | + / - | Prior Year R12* | Current R12* | + / - |
|----------------------------|--------|--------|--------|--------------------|-----------------|--------|
| Minneapolis – Calhoun-Isle | 97.8% | 98.1% | + 0.3% | 97.1% | 96.0% | - 1.1% |
| Minneapolis – Camden | 101.8% | 100.1% | - 1.7% | 99.7% | 99.7% | 0.0% |
| Minneapolis – Central | 96.9% | 96.7% | - 0.2% | 95.2% | 95.0% | - 0.2% |
| Minneapolis – Longfellow | 103.3% | 105.1% | + 1.7% | 102.2% | 101.2% | - 1.0% |
| Minneapolis – Near North | 100.7% | 100.1% | - 0.6% | 97.0% | 98.7% | + 1.8% |
| Minneapolis – Nokomis | 102.5% | 105.4% | + 2.8% | 101.3% | 101.0% | - 0.3% |
| Minneapolis – Northeast | 102.4% | 103.3% | + 0.9% | 101.8% | 100.7% | - 1.1% |
| Minneapolis – Phillips | 95.4% | 93.6% | - 1.9% | 98.7% | 96.1% | - 2.6% |
| Minneapolis – Powderhorn | 99.4% | 102.4% | + 3.0% | 100.2% | 99.4% | - 0.8% |
| Minneapolis – Southwest | 100.2% | 101.2% | + 1.0% | 99.2% | 99.1% | - 0.1% |
| Minneapolis – University | 98.5% | 96.0% | - 2.5% | 97.1% | 96.2% | - 0.9% |

Inventory

Months Supply

| | 5-2024 | 5-2025 | + / - | 5-2024 | 5-2025 | + / - |
|----------------------------|--------|--------|---------|--------|--------|---------|
| Minneapolis – Calhoun-Isle | 158 | 140 | - 11.4% | 5.1 | 4.1 | - 19.6% |
| Minneapolis – Camden | 55 | 65 | + 18.2% | 1.2 | 1.6 | + 33.3% |
| Minneapolis – Central | 234 | 279 | + 19.2% | 5.4 | 7.6 | + 40.7% |
| Minneapolis – Longfellow | 34 | 33 | - 2.9% | 1.4 | 1.3 | - 7.1% |
| Minneapolis – Near North | 60 | 45 | - 25.0% | 2.4 | 1.8 | - 25.0% |
| Minneapolis – Nokomis | 47 | 62 | + 31.9% | 1.0 | 1.4 | + 40.0% |
| Minneapolis – Northeast | 44 | 24 | - 45.5% | 1.6 | 0.9 | - 43.8% |
| Minneapolis – Phillips | 22 | 27 | + 22.7% | 6.9 | 7.4 | + 7.2% |
| Minneapolis – Powderhorn | 78 | 83 | + 6.4% | 2.3 | 2.5 | + 8.7% |
| Minneapolis – Southwest | 109 | 82 | - 24.8% | 1.8 | 1.4 | - 22.2% |
| Minneapolis – University | 38 | 50 | + 31.6% | 2.9 | 4.1 | + 41.4% |

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