

## Minneapolis

**+ 35.6%**

Change in  
New Listings

**- 2.6%**

Change in  
Closed Sales

**+ 3.7%**

Change in  
Median Sales Price

	February			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	326	442	+ 35.6%	6,773	5,862	-13.5%
Closed Sales	231	225	-2.6%	5,182	4,277	-17.5%
Median Sales Price*	\$288,000	\$298,750	+ 3.7%	\$322,500	\$317,500	-1.6%
Average Sales Price*	\$342,545	\$412,024	+ 20.3%	\$391,360	\$390,259	-0.3%
Price Per Square Foot*	\$225	\$239	+ 6.0%	\$238	\$239	+ 0.3%
Percent of Original List Price Received*	95.5%	97.1%	+ 1.7%	99.7%	99.1%	-0.6%
Days on Market Until Sale	83	69	-16.9%	45	50	+ 11.1%
Inventory of Homes for Sale	619	735	+ 18.7%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

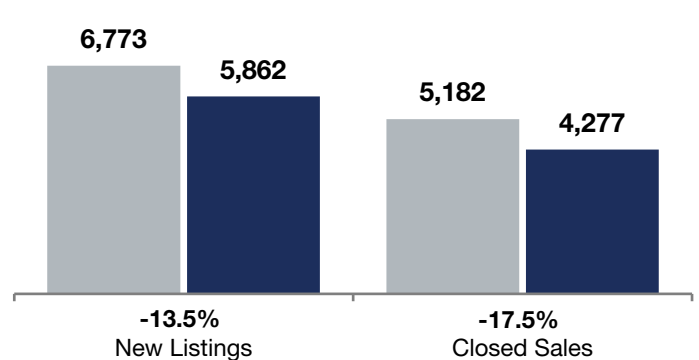
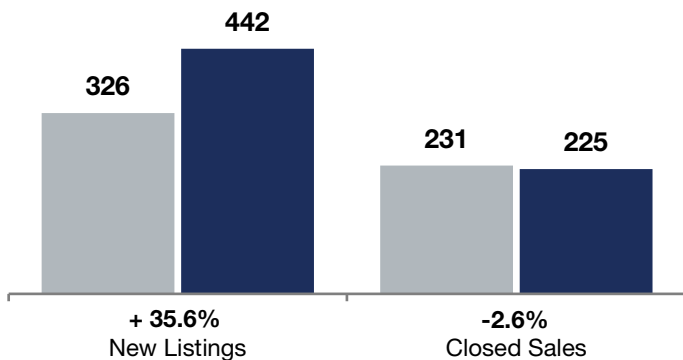
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

■ 2023 ■ 2024

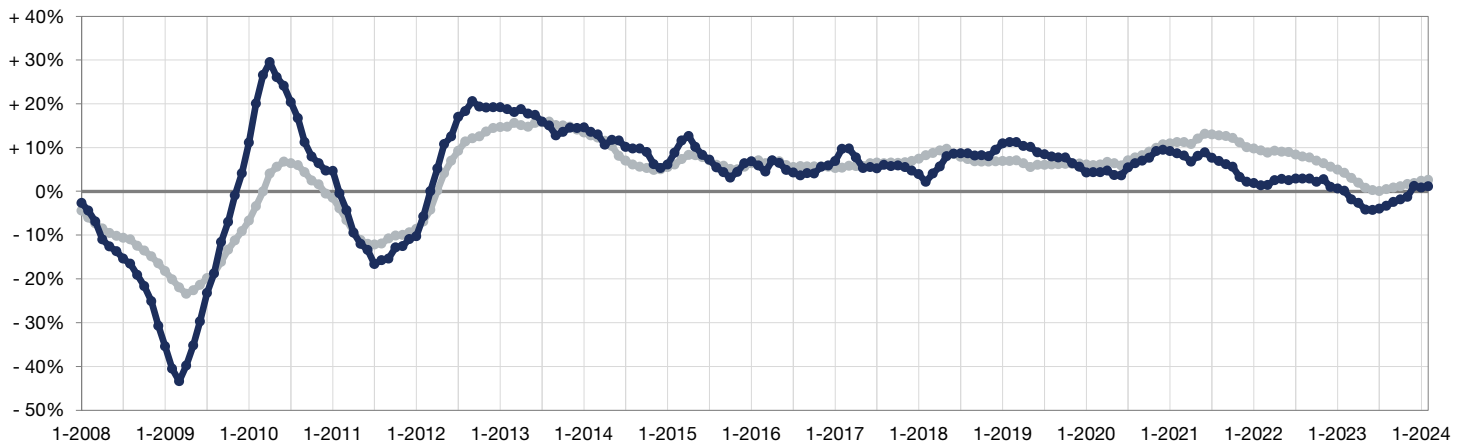
### Rolling 12 Months

■ 2023 ■ 2024



### 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 – February 2024

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## New Listings

	2-2023	2-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	39	55	+ 41.0%	648	609	- 6.0%
Minneapolis – Camden	30	47	+ 56.7%	747	692	- 7.4%
Minneapolis – Central	68	75	+ 10.3%	998	870	- 12.8%
Minneapolis – Longfellow	25	16	- 36.0%	482	359	- 25.5%
Minneapolis – Near North	23	37	+ 60.9%	430	416	- 3.3%
Minneapolis – Nokomis	32	47	+ 46.9%	840	666	- 20.7%
Minneapolis – Northeast	10	24	+ 140.0%	502	416	- 17.1%
Minneapolis – Phillips	7	6	- 14.3%	79	60	- 24.1%
Minneapolis – Powderhorn	26	49	+ 88.5%	668	535	- 19.9%
Minneapolis – Southwest	47	59	+ 25.5%	974	887	- 8.9%
Minneapolis – University	12	14	+ 16.7%	276	228	- 17.4%

## Closed Sales

2-2023	2-2024	+ / -	Prior Year R12*	Current R12*	+ / -
17	23	+ 35.3%	457	378	- 17.3%
28	27	- 3.6%	631	541	- 14.3%
22	23	+ 4.5%	593	508	- 14.3%
12	15	+ 25.0%	412	287	- 30.3%
15	21	+ 40.0%	312	278	- 10.9%
32	22	- 31.3%	700	548	- 21.7%
16	20	+ 25.0%	446	350	- 21.5%
2	1	- 50.0%	52	37	- 28.8%
34	28	- 17.6%	524	399	- 23.9%
36	38	+ 5.6%	777	698	- 10.2%
12	3	- 75.0%	193	175	- 9.3%

## Median Sales Price

	2-2023	2-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	\$291,500	\$370,000	+ 26.9%	\$449,900	\$372,500	- 17.2%
Minneapolis – Camden	\$185,500	\$183,000	- 1.3%	\$225,000	\$222,000	- 1.3%
Minneapolis – Central	\$311,000	\$366,500	+ 17.8%	\$325,000	\$325,000	0.0%
Minneapolis – Longfellow	\$338,550	\$292,000	- 13.7%	\$351,000	\$320,000	- 8.8%
Minneapolis – Near North	\$225,000	\$280,000	+ 24.4%	\$234,000	\$225,000	- 3.8%
Minneapolis – Nokomis	\$320,000	\$330,000	+ 3.1%	\$350,000	\$355,000	+ 1.4%
Minneapolis – Northeast	\$307,450	\$307,500	+ 0.0%	\$325,000	\$335,000	+ 3.1%
Minneapolis – Phillips	\$215,500	\$205,000	- 4.9%	\$212,500	\$219,900	+ 3.5%
Minneapolis – Powderhorn	\$254,950	\$240,000	- 5.9%	\$295,000	\$285,000	- 3.4%
Minneapolis – Southwest	\$390,000	\$472,500	+ 21.2%	\$500,000	\$480,000	- 4.0%
Minneapolis – University	\$210,000	\$350,000	+ 66.7%	\$334,900	\$309,000	- 7.7%

## Days on Market Until Sale

2-2023	2-2024	+ / -	Prior Year R12*	Current R12*	+ / -
88	101	+ 14.8%	71	74	+ 4.2%
55	54	- 1.8%	33	37	+ 12.1%
147	157	+ 6.8%	103	113	+ 9.7%
58	56	- 3.4%	26	29	+ 11.5%
96	63	- 34.4%	44	53	+ 20.5%
58	40	- 31.0%	24	26	+ 8.3%
56	53	- 5.4%	23	25	+ 8.7%
216	48	- 77.8%	61	78	+ 27.9%
82	59	- 28.0%	40	42	+ 5.0%
86	47	- 45.3%	31	35	+ 12.9%
101	27	- 73.3%	74	73	- 1.4%

## Pct. Of Original Price Received

	2-2023	2-2024	+ / -	Prior Year R12*	Current R12*	+ / -
Minneapolis – Calhoun-Isle	96.0%	95.2%	- 0.8%	96.9%	97.1%	+ 0.2%
Minneapolis – Camden	95.5%	93.2%	- 2.4%	100.3%	99.7%	- 0.6%
Minneapolis – Central	93.9%	92.8%	- 1.2%	95.8%	94.9%	- 0.9%
Minneapolis – Longfellow	99.1%	100.1%	+ 1.0%	102.5%	101.8%	- 0.7%
Minneapolis – Near North	94.0%	95.9%	+ 2.0%	99.1%	97.3%	- 1.8%
Minneapolis – Nokomis	96.3%	99.3%	+ 3.1%	102.1%	101.7%	- 0.4%
Minneapolis – Northeast	95.7%	98.4%	+ 2.8%	101.4%	102.1%	+ 0.7%
Minneapolis – Phillips	94.8%	139.3%	+ 46.9%	96.8%	98.5%	+ 1.8%
Minneapolis – Powderhorn	97.4%	96.4%	- 1.0%	99.8%	100.1%	+ 0.3%
Minneapolis – Southwest	94.0%	99.7%	+ 6.1%	100.1%	99.2%	- 0.9%
Minneapolis – University	95.6%	98.6%	+ 3.1%	97.2%	96.8%	- 0.4%

## Inventory

2-2023	2-2024	+ / -	2-2023	2-2024	+ / -
81	123	+ 51.9%	2.3	3.9	+ 69.6%
47	86	+ 83.0%	0.9	1.9	+ 111.1%
194	175	- 9.8%	4.0	4.1	+ 2.5%
29	18	- 37.9%	0.9	0.7	- 22.2%
53	69	+ 30.2%	2.1	2.9	+ 38.1%
31	44	+ 41.9%	0.5	1.0	+ 100.0%
18	24	+ 33.3%	0.5	0.8	+ 60.0%
15	12	- 20.0%	3.8	3.9	+ 2.6%
42	60	+ 42.9%	1.0	1.8	+ 80.0%
59	66	+ 11.9%	0.9	1.1	+ 22.2%
34	32	- 5.9%	2.2	2.2	0.0%

## Months Supply

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