# Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY **MINNEAPOLIS AREA REALTORS®**

MINNEAPOLIS AREA REALTORS®

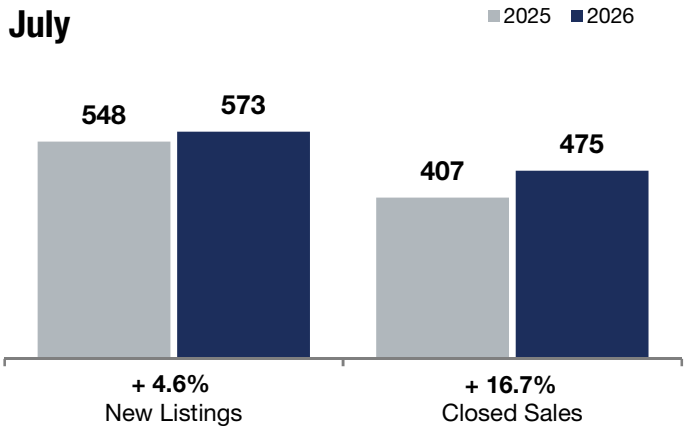
# Minneapolis

| + 4.6% | + 16.7% | + 5.9% |
|---|---|---|
| Change in **New Listings** | Change in **Closed Sales** | Change in **Median Sales Price** |

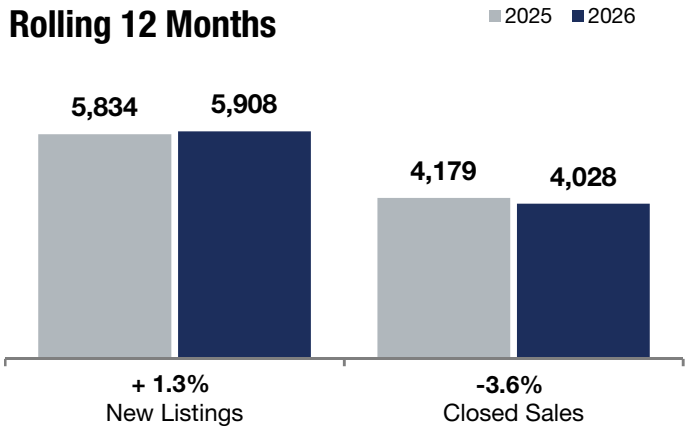
| | July | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| | 2025 | 2026 | + / – | 2025 | 2026 | + / – |
| New Listings | 548 | **573** | + 4.6% | 5,834 | **5,908** | + 1.3% |
| Closed Sales | 407 | **475** | + 16.7% | 4,179 | **4,028** | -3.6% |
| Median Sales Price* | $354,000 | **$375,000** | + 5.9% | $340,000 | **$350,000** | + 2.9% |
| Average Sales Price* | $449,112 | **$475,612** | + 5.9% | $426,200 | **$435,600** | + 2.2% |
| Price Per Square Foot* | $256 | **$266** | + 4.1% | $249 | **$255** | + 2.2% |
| Percent of Original List Price Received* | 100.2% | **99.7%** | -0.5% | 99.0% | **99.0%** | 0.0% |
| Days on Market Until Sale | 44 | **43** | -2.3% | 55 | **53** | -3.6% |
| Inventory of Homes for Sale | 970 | **1,037** | + 6.9% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | **3.1** | + 10.7% | -- | -- | -- |

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

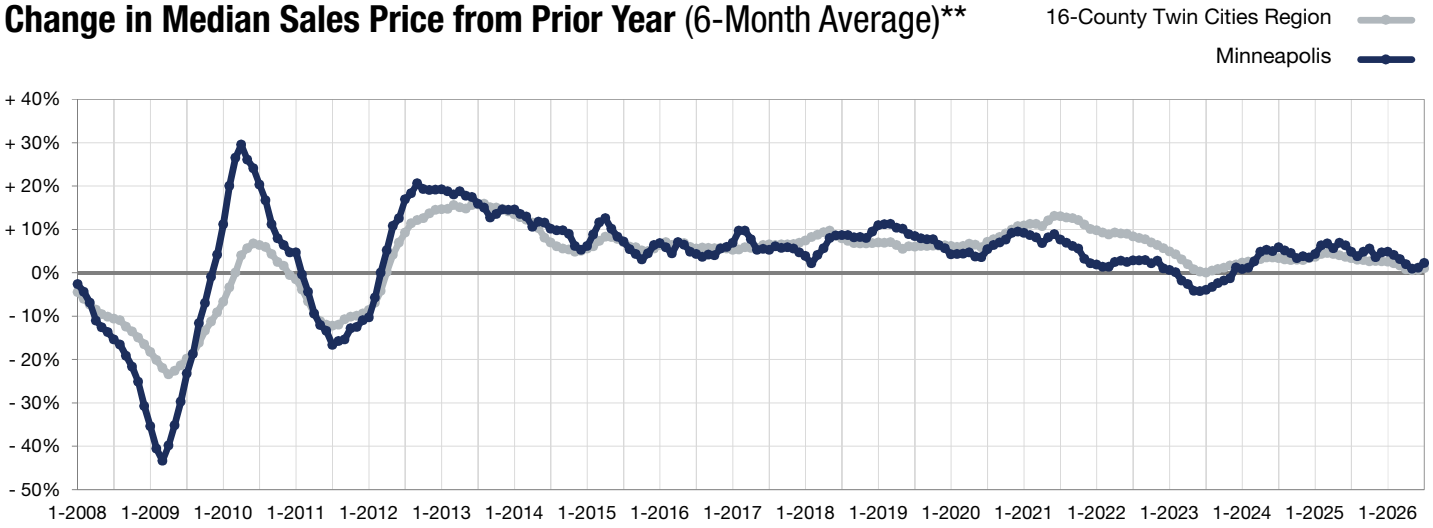
## July




## Rolling 12 Months




## 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.

Current as of August 7, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.

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## New Listings

| | 7-2025 | 7-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Minneapolis – Calhoun-Isle | 50 | 41 | - 18.0% | 627 | 542 | - 13.6% |
| Minneapolis – Camden | 49 | 56 | + 14.3% | 597 | 675 | + 13.1% |
| Minneapolis – Central | 76 | 108 | + 42.1% | 914 | 914 | 0.0% |
| Minneapolis – Longfellow | 39 | 31 | - 20.5% | 366 | 333 | - 9.0% |
| Minneapolis – Near North | 40 | 33 | - 17.5% | 378 | 405 | + 7.1% |
| Minneapolis – Nokomis | 59 | 70 | + 18.6% | 682 | 714 | + 4.7% |
| Minneapolis – Northeast | 37 | 46 | + 24.3% | 406 | 426 | + 4.9% |
| Minneapolis – Phillips | 6 | 5 | - 16.7% | 92 | 91 | - 1.1% |
| Minneapolis – Powderhorn | 61 | 43 | - 29.5% | 581 | 547 | - 5.9% |
| Minneapolis – Southwest | 89 | 93 | + 4.5% | 840 | 898 | + 6.9% |
| Minneapolis – University | 27 | 28 | + 3.7% | 230 | 253 | + 10.0% |

## Closed Sales

| | 7-2025 | 7-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Minneapolis – Calhoun-Isle | 36 | 36 | 0.0% | 406 | 336 | - 17.2% |
| Minneapolis – Camden | 36 | 43 | + 19.4% | 463 | 449 | - 3.0% |
| Minneapolis – Central | 61 | 62 | + 1.6% | 458 | 443 | - 3.3% |
| Minneapolis – Longfellow | 36 | 35 | - 2.8% | 309 | 285 | - 7.8% |
| Minneapolis – Near North | 22 | 24 | + 9.1% | 294 | 255 | - 13.3% |
| Minneapolis – Nokomis | 69 | 63 | - 8.7% | 572 | 584 | + 2.1% |
| Minneapolis – Northeast | 34 | 43 | + 26.5% | 332 | 327 | - 1.5% |
| Minneapolis – Phillips | 5 | 5 | 0.0% | 45 | 50 | + 11.1% |
| Minneapolis – Powderhorn | 38 | 49 | + 28.9% | 401 | 394 | - 1.7% |
| Minneapolis – Southwest | 56 | 92 | + 64.3% | 675 | 681 | + 0.9% |
| Minneapolis – University | 11 | 18 | + 63.6% | 155 | 160 | + 3.2% |

## Median Sales Price

| | 7-2025 | 7-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Minneapolis – Calhoun-Isle | $443,750 | $522,500 | + 17.7% | $497,000 | $464,950 | - 6.4% |
| Minneapolis – Camden | $245,500 | $284,900 | + 16.0% | $240,000 | $250,000 | + 4.2% |
| Minneapolis – Central | $292,500 | $382,500 | + 30.8% | $335,000 | $355,000 | + 6.0% |
| Minneapolis – Longfellow | $383,500 | $403,000 | + 5.1% | $359,900 | $375,000 | + 4.2% |
| Minneapolis – Near North | $266,000 | $243,250 | - 8.6% | $241,500 | $250,000 | + 3.5% |
| Minneapolis – Nokomis | $372,000 | $410,000 | + 10.2% | $375,000 | $390,000 | + 4.0% |
| Minneapolis – Northeast | $367,650 | $382,500 | + 4.0% | $345,000 | $350,000 | + 1.4% |
| Minneapolis – Phillips | $220,000 | $230,000 | + 4.5% | $225,000 | $188,680 | - 16.1% |
| Minneapolis – Powderhorn | $339,250 | $325,000 | - 4.2% | $305,000 | $310,500 | + 1.8% |
| Minneapolis – Southwest | $602,000 | $572,500 | - 4.9% | $534,900 | $575,000 | + 7.5% |
| Minneapolis – University | $320,000 | $292,250 | - 8.7% | $322,500 | $352,500 | + 9.3% |

## Days on Market Until Sale

| | 7-2025 | 7-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Minneapolis – Calhoun-Isle | 78 | 100 | + 28.2% | 99 | 80 | - 19.2% |
| Minneapolis – Camden | 29 | 25 | - 13.8% | 37 | 46 | + 24.3% |
| Minneapolis – Central | 109 | 92 | - 15.6% | 120 | 122 | + 1.7% |
| Minneapolis – Longfellow | 17 | 18 | + 5.9% | 30 | 22 | - 26.7% |
| Minneapolis – Near North | 27 | 32 | + 18.5% | 52 | 50 | - 3.8% |
| Minneapolis – Nokomis | 23 | 25 | + 8.7% | 28 | 27 | - 3.6% |
| Minneapolis – Northeast | 15 | 23 | + 53.3% | 31 | 27 | - 12.9% |
| Minneapolis – Phillips | 112 | 87 | - 22.3% | 104 | 136 | + 30.8% |
| Minneapolis – Powderhorn | 33 | 33 | 0.0% | 45 | 50 | + 11.1% |
| Minneapolis – Southwest | 20 | 26 | + 30.0% | 41 | 32 | - 22.0% |
| Minneapolis – University | 79 | 76 | - 3.8% | 70 | 92 | + 31.4% |

## Pct. Of Original Price Received

| | 7-2025 | 7-2026 | + / – | Prior Year R12* | Current R12* | + / – |
|---|---|---|---|---|---|---|
| Minneapolis – Calhoun-Isle | 97.2% | 95.3% | - 2.0% | 96.2% | 96.1% | - 0.1% |
| Minneapolis – Camden | 100.9% | 101.3% | + 0.4% | 99.8% | 98.8% | - 1.0% |
| Minneapolis – Central | 95.2% | 94.1% | - 1.2% | 94.8% | 94.6% | - 0.2% |
| Minneapolis – Longfellow | 103.4% | 104.4% | + 1.0% | 101.7% | 102.4% | + 0.7% |
| Minneapolis – Near North | 102.2% | 99.0% | - 3.1% | 99.3% | 98.8% | - 0.5% |
| Minneapolis – Nokomis | 101.9% | 101.7% | - 0.2% | 101.1% | 101.5% | + 0.4% |
| Minneapolis – Northeast | 102.1% | 100.5% | - 1.6% | 100.9% | 101.2% | + 0.3% |
| Minneapolis – Phillips | 90.7% | 97.4% | + 7.4% | 95.1% | 92.8% | - 2.4% |
| Minneapolis – Powderhorn | 101.6% | 100.3% | - 1.3% | 99.4% | 99.1% | - 0.3% |
| Minneapolis – Southwest | 102.6% | 101.5% | - 1.1% | 99.6% | 100.6% | + 1.0% |
| Minneapolis – University | 94.2% | 97.9% | + 3.9% | 95.3% | 94.7% | - 0.6% |

## Inventory

| | 7-2025 | 7-2026 | + / – |
|---|---|---|---|
| Minneapolis – Calhoun-Isle | 141 | 135 | - 4.3% |
| Minneapolis – Camden | 65 | 101 | + 55.4% |
| Minneapolis – Central | 268 | 285 | + 6.3% |
| Minneapolis – Longfellow | 28 | 34 | + 21.4% |
| Minneapolis – Near North | 59 | 70 | + 18.6% |
| Minneapolis – Nokomis | 60 | 61 | + 1.7% |
| Minneapolis – Northeast | 33 | 48 | + 45.5% |
| Minneapolis – Phillips | 27 | 20 | - 25.9% |
| Minneapolis – Powderhorn | 91 | 77 | - 15.4% |
| Minneapolis – Southwest | 105 | 114 | + 8.6% |
| Minneapolis – University | 59 | 59 | 0.0% |

## Months Supply

| | 7-2025 | 7-2026 | + / – |
|---|---|---|---|
| Minneapolis – Calhoun-Isle | 4.2 | 4.9 | + 16.7% |
| Minneapolis – Camden | 1.7 | 2.7 | + 58.8% |
| Minneapolis – Central | 6.9 | 7.7 | + 11.6% |
| Minneapolis – Longfellow | 1.1 | 1.5 | + 36.4% |
| Minneapolis – Near North | 2.5 | 3.3 | + 32.0% |
| Minneapolis – Nokomis | 1.2 | 1.2 | 0.0% |
| Minneapolis – Northeast | 1.2 | 1.8 | + 50.0% |
| Minneapolis – Phillips | 6.2 | 5.0 | - 19.4% |
| Minneapolis – Powderhorn | 2.7 | 2.3 | - 14.8% |
| Minneapolis – Southwest | 1.9 | 2.0 | + 5.3% |
| Minneapolis – University | 4.7 | 4.4 | - 6.4% |

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

Current as of August 7, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.