Local Market Update – October 2026

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

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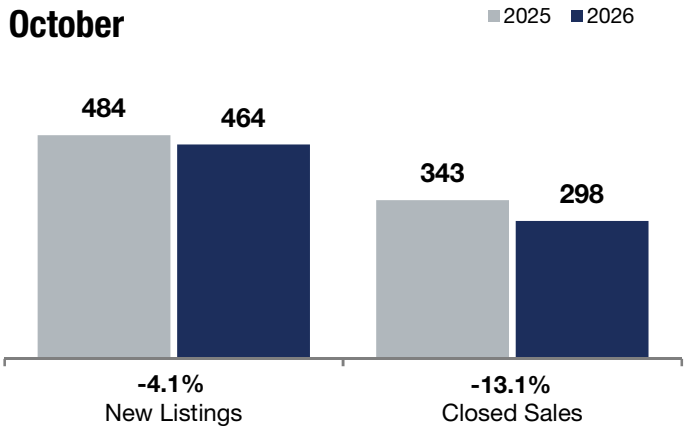
Minneapolis

- 4.1%	- 13.1%	- 1.9%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

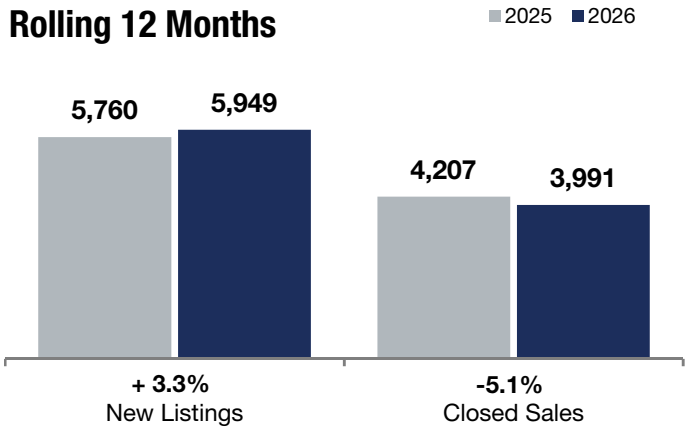
	October			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	484	**464**	-4.1%	5,760	**5,949**	+ 3.3%
Closed Sales	343	**298**	-13.1%	4,207	**3,991**	-5.1%
Median Sales Price*	$335,000	**$328,750**	-1.9%	$345,000	**$354,000**	+ 2.6%
Average Sales Price*	$437,598	**$422,880**	-3.4%	$430,342	**$440,386**	+ 2.3%
Price Per Square Foot*	$261	**$247**	-5.4%	$252	**$254**	+ 0.5%
Percent of Original List Price Received*	98.6%	**97.6%**	-1.0%	99.2%	**98.7%**	-0.5%
Days on Market Until Sale	50	**50**	0.0%	55	**54**	-1.8%
Inventory of Homes for Sale	982	**1,105**	+ 12.5%	--	--	--
Months Supply of Inventory	2.8	**3.3**	+ 17.9%	--	--	--

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

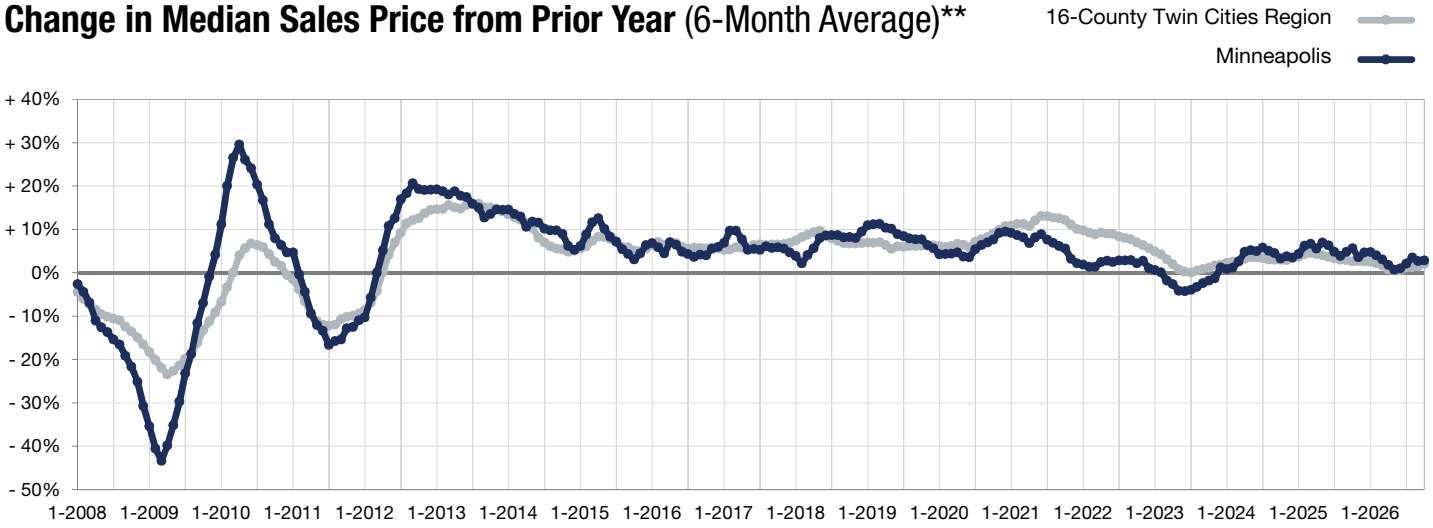
October



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.

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New Listings

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	39	40	+ 2.6%	602	560	- 7.0%
Minneapolis – Camden	57	47	- 17.5%	583	688	+ 18.0%
Minneapolis – Central	77	58	- 24.7%	900	912	+ 1.3%
Minneapolis – Longfellow	17	30	+ 76.5%	356	363	+ 2.0%
Minneapolis – Near North	36	30	- 16.7%	363	393	+ 8.3%
Minneapolis – Nokomis	55	65	+ 18.2%	691	680	- 1.6%
Minneapolis – Northeast	41	48	+ 17.1%	398	453	+ 13.8%
Minneapolis – Phillips	9	6	- 33.3%	95	92	- 3.2%
Minneapolis – Powderhorn	48	38	- 20.8%	580	532	- 8.3%
Minneapolis – Southwest	79	71	- 10.1%	837	901	+ 7.6%
Minneapolis – University	16	21	+ 31.3%	240	261	+ 8.7%

Closed Sales

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	35	27	- 22.9%	395	327	- 17.2%
Minneapolis – Camden	34	30	- 11.8%	460	450	- 2.2%
Minneapolis – Central	37	31	- 16.2%	488	436	- 10.7%
Minneapolis – Longfellow	30	22	- 26.7%	311	284	- 8.7%
Minneapolis – Near North	20	22	+ 10.0%	271	254	- 6.3%
Minneapolis – Nokomis	55	36	- 34.5%	599	553	- 7.7%
Minneapolis – Northeast	17	26	+ 52.9%	326	329	+ 0.9%
Minneapolis – Phillips	6	3	- 50.0%	52	50	- 3.8%
Minneapolis – Powderhorn	38	33	- 13.2%	409	393	- 3.9%
Minneapolis – Southwest	53	54	+ 1.9%	668	692	+ 3.6%
Minneapolis – University	9	10	+ 11.1%	154	162	+ 5.2%

Median Sales Price

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	$442,000	$623,500	+ 41.1%	$485,000	$505,000	+ 4.1%
Minneapolis – Camden	$239,950	$221,000	- 7.9%	$240,000	$250,000	+ 4.2%
Minneapolis – Central	$425,000	$318,500	- 25.1%	$335,000	$374,450	+ 11.8%
Minneapolis – Longfellow	$372,500	$300,000	- 19.5%	$370,500	$372,000	+ 0.4%
Minneapolis – Near North	$247,500	$238,250	- 3.7%	$247,500	$240,000	- 3.0%
Minneapolis – Nokomis	$335,000	$368,750	+ 10.1%	$380,000	$390,000	+ 2.6%
Minneapolis – Northeast	$329,500	$358,500	+ 8.8%	$345,000	$360,000	+ 4.3%
Minneapolis – Phillips	$115,000	$220,000	+ 91.3%	$207,500	$200,000	- 3.6%
Minneapolis – Powderhorn	$302,250	$310,000	+ 2.6%	$308,000	$314,000	+ 1.9%
Minneapolis – Southwest	$591,000	$613,000	+ 3.7%	$550,000	$575,000	+ 4.5%
Minneapolis – University	$480,000	$304,000	- 36.7%	$329,950	$323,450	- 2.0%

Days on Market Until Sale

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	77	70	- 9.1%	90	84	- 6.7%
Minneapolis – Camden	31	50	+ 61.3%	37	49	+ 32.4%
Minneapolis – Central	130	102	- 21.5%	123	119	- 3.3%
Minneapolis – Longfellow	14	24	+ 71.4%	29	23	- 20.7%
Minneapolis – Near North	68	50	- 26.5%	57	48	- 15.8%
Minneapolis – Nokomis	20	33	+ 65.0%	27	28	+ 3.7%
Minneapolis – Northeast	36	24	- 33.3%	31	26	- 16.1%
Minneapolis – Phillips	205	130	- 36.6%	119	131	+ 10.1%
Minneapolis – Powderhorn	52	73	+ 40.4%	48	51	+ 6.3%
Minneapolis – Southwest	19	22	+ 15.8%	35	35	0.0%
Minneapolis – University	43	71	+ 65.1%	74	97	+ 31.1%

Pct. Of Original Price Received

	10-2025	10-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	94.5%	96.7%	+ 2.3%	96.0%	96.5%	+ 0.5%
Minneapolis – Camden	99.5%	96.0%	- 3.5%	100.0%	98.3%	- 1.7%
Minneapolis – Central	92.9%	94.9%	+ 2.2%	94.7%	94.8%	+ 0.1%
Minneapolis – Longfellow	102.5%	101.8%	- 0.7%	102.0%	102.4%	+ 0.4%
Minneapolis – Near North	100.7%	96.3%	- 4.4%	99.8%	97.8%	- 2.0%
Minneapolis – Nokomis	101.1%	97.7%	- 3.4%	101.6%	101.0%	- 0.6%
Minneapolis – Northeast	100.4%	100.8%	+ 0.4%	101.5%	100.8%	- 0.7%
Minneapolis – Phillips	95.2%	95.4%	+ 0.2%	94.3%	92.4%	- 2.0%
Minneapolis – Powderhorn	97.2%	97.1%	- 0.1%	99.8%	98.4%	- 1.4%
Minneapolis – Southwest	101.0%	99.4%	- 1.6%	100.4%	100.0%	- 0.4%
Minneapolis – University	96.3%	93.1%	- 3.3%	95.2%	94.4%	- 0.8%

Inventory

	10-2025	10-2026	+ / –
Minneapolis – Calhoun-Isle	118	135	+ 14.4%
Minneapolis – Camden	82	124	+ 51.2%
Minneapolis – Central	242	239	- 1.2%
Minneapolis – Longfellow	23	44	+ 91.3%
Minneapolis – Near North	70	73	+ 4.3%
Minneapolis – Nokomis	69	86	+ 24.6%
Minneapolis – Northeast	45	74	+ 64.4%
Minneapolis – Phillips	23	33	+ 43.5%
Minneapolis – Powderhorn	87	93	+ 6.9%
Minneapolis – Southwest	125	118	- 5.6%
Minneapolis – University	69	59	- 14.5%

Months Supply

	10-2025	10-2026	+ / –
Minneapolis – Calhoun-Isle	3.6	5.0	+ 38.9%
Minneapolis – Camden	2.1	3.4	+ 61.9%
Minneapolis – Central	6.1	6.6	+ 8.2%
Minneapolis – Longfellow	0.9	1.8	+ 100.0%
Minneapolis – Near North	3.1	3.5	+ 12.9%
Minneapolis – Nokomis	1.4	1.9	+ 35.7%
Minneapolis – Northeast	1.6	2.7	+ 68.8%
Minneapolis – Phillips	4.8	9.0	+ 87.5%
Minneapolis – Powderhorn	2.6	2.9	+ 11.5%
Minneapolis – Southwest	2.3	2.0	- 13.0%
Minneapolis – University	5.4	4.3	- 20.4%

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

Current as of November 6, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.