

# Minneapolis – University

**- 23.8%**      **+ 22.2%**      **+ 7.5%**

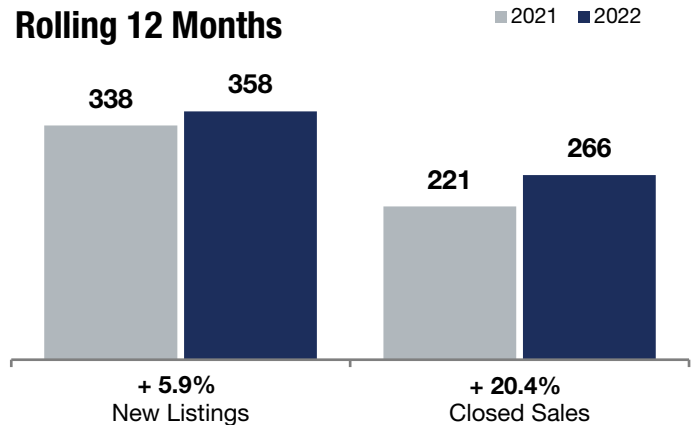
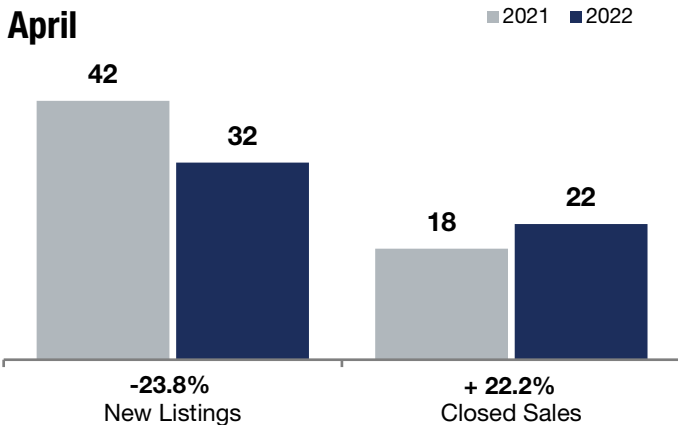
Change in  
New Listings

Change in  
Closed Sales

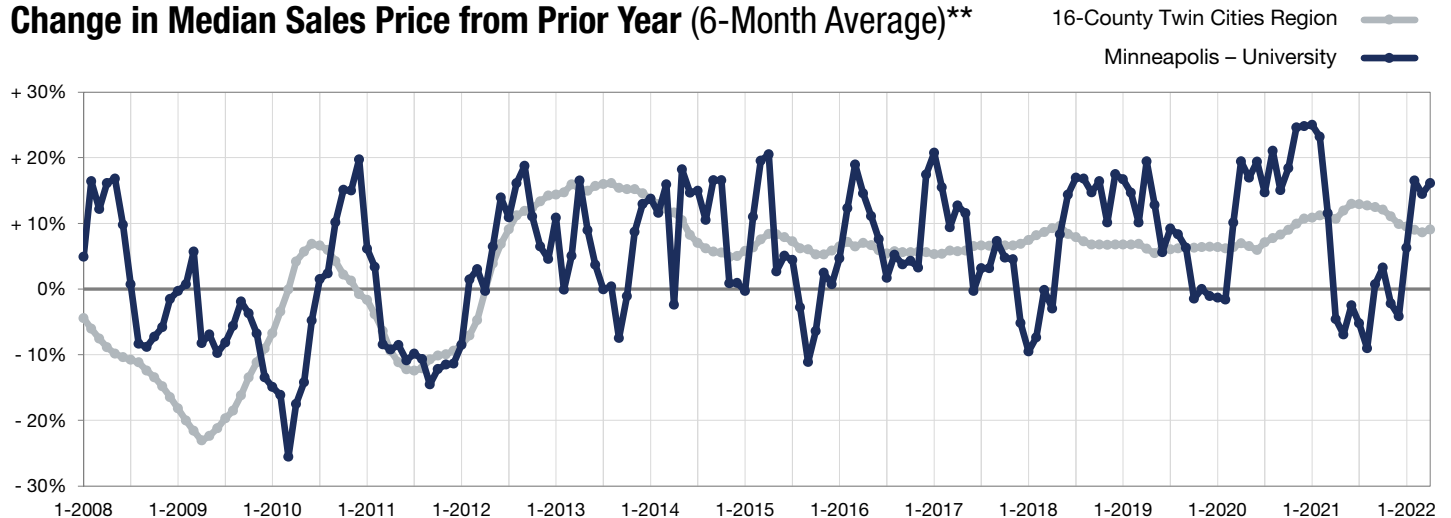
Change in  
Median Sales Price

	April			Rolling 12 Months		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	42	32	-23.8%	338	358	+ 5.9%
Closed Sales	18	22	+ 22.2%	221	266	+ 20.4%
Median Sales Price*	\$305,000	<b>\$328,000</b>	+ 7.5%	\$298,992	<b>\$326,438</b>	+ 9.2%
Average Sales Price*	\$405,133	<b>\$343,959</b>	-15.1%	\$348,275	<b>\$387,868</b>	+ 11.4%
Price Per Square Foot*	\$247	<b>\$250</b>	+ 1.1%	\$247	<b>\$259</b>	+ 5.1%
Percent of Original List Price Received*	100.8%	<b>98.2%</b>	-2.6%	97.6%	<b>97.6%</b>	0.0%
Days on Market Until Sale	85	<b>73</b>	-14.1%	52	<b>61</b>	+ 17.3%
Inventory of Homes for Sale	60	<b>37</b>	-38.3%	--	--	--
Months Supply of Inventory	3.3	<b>1.6</b>	-51.5%	--	--	--

\* 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.

## Neighborhoods of Minneapolis – University

### New Listings

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	8	4	- 50.0%	28	35	+ 25.0%
Marcy Holmes	8	7	- 12.5%	73	62	- 15.1%
Nicollet Island – East Bank	13	9	- 30.8%	113	114	+ 0.9%
Prospect Pk - E River Rd	8	6	- 25.0%	65	85	+ 30.8%
Southeast Como	5	6	+ 20.0%	59	62	+ 5.1%
University of MN	0	0	--	0	0	--

### Closed Sales

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
	1	3	+ 200.0%	14	32	+ 128.6%
	0	5	--	43	53	+ 23.3%
	6	7	+ 16.7%	64	75	+ 17.2%
	6	1	- 83.3%	58	60	+ 3.4%
	5	6	+ 20.0%	42	46	+ 9.5%
	0	0	--	0	0	--

### Median Sales Price

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	\$124,000	\$131,200	+ 5.8%	\$144,900	\$163,738	+ 13.0%
Marcy Holmes	\$0	\$345,000	--	\$295,000	\$343,500	+ 16.4%
Nicollet Island – East Bank	\$346,950	\$400,000	+ 15.3%	\$380,000	\$425,000	+ 11.8%
Prospect Pk - E River Rd	\$472,500	\$222,500	- 52.9%	\$337,000	\$375,000	+ 11.3%
Southeast Como	\$305,000	\$320,000	+ 4.9%	\$263,000	\$315,000	+ 19.8%
University of MN	\$0	\$0	--	\$0	\$0	--

### Days on Market Until Sale

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
	16	142	+ 787.5%	56	66	+ 17.9%
	0	103	--	41	71	+ 73.2%
	117	77	- 34.2%	73	82	+ 12.3%
	118	2	- 98.3%	44	43	- 2.3%
	23	11	- 52.2%	41	33	- 19.5%
	0	0	--	0	0	--

### Pct. Of Original Price Received

	4-2021	4-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Cedar-Riverside	96.1%	92.6%	- 3.6%	97.8%	95.3%	- 2.6%
Marcy Holmes	0.0%	97.9%	--	98.0%	97.8%	- 0.2%
Nicollet Island – East Bank	99.2%	98.5%	- 0.7%	95.9%	96.8%	+ 0.9%
Prospect Pk - E River Rd	97.4%	101.7%	+ 4.4%	98.6%	98.5%	- 0.1%
Southeast Como	107.7%	100.5%	- 6.7%	98.4%	99.0%	+ 0.6%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

### Inventory

### Months Supply

	4-2021	4-2022	+ / -	4-2021	4-2022	+ / -
	11	7	- 36.4%	7.6	2.3	- 69.7%
	16	5	- 68.8%	4.6	1.1	- 76.1%
	21	16	- 23.8%	4.1	2.5	- 39.0%
	6	8	+ 33.3%	1.2	1.5	+ 25.0%
	6	1	- 83.3%	1.8	0.2	- 88.9%
	0	0	--	0.0	0.0	--

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