



Minneapolis – University

+ 25.0%

Change in
New Listings

- 9.5%

Change in
Closed Sales

0.0%

Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	4	5	+ 25.0%	279	269	-3.6%
Closed Sales	21	19	-9.5%	200	189	-5.5%
Median Sales Price*	\$270,000	\$270,000	0.0%	\$277,200	\$275,000	-0.8%
Average Sales Price*	\$324,929	\$387,232	+ 19.2%	\$326,402	\$362,451	+ 11.0%
Price Per Square Foot*	\$227	\$246	+ 8.3%	\$235	\$252	+ 7.2%
Percent of Original List Price Received*	96.2%	96.4%	+ 0.2%	98.3%	97.2%	-1.1%
Days on Market Until Sale	57	81	+ 42.1%	51	67	+ 31.4%
Inventory of Homes for Sale	40	21	-47.5%	--	--	--
Months Supply of Inventory	2.4	1.2	-50.0%	--	--	--

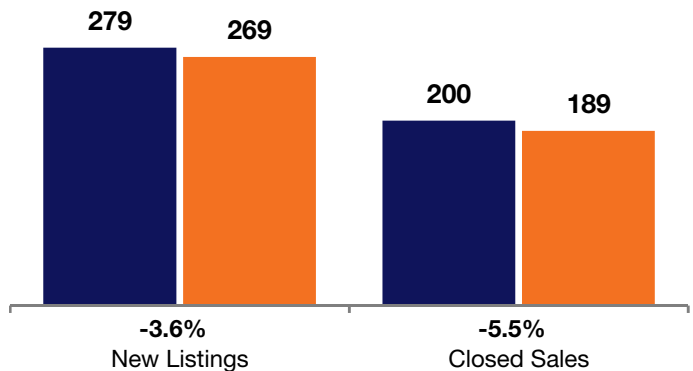
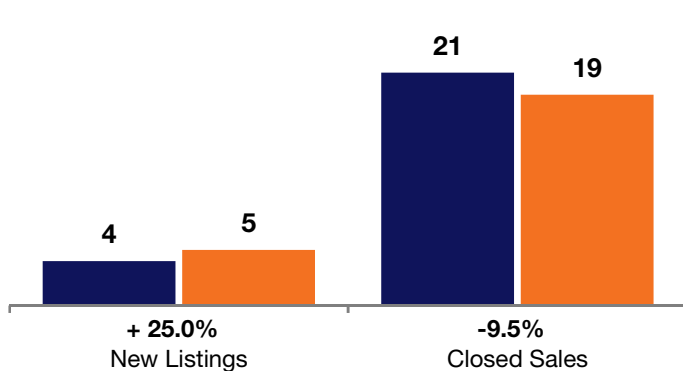
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 2018 ■ 2019

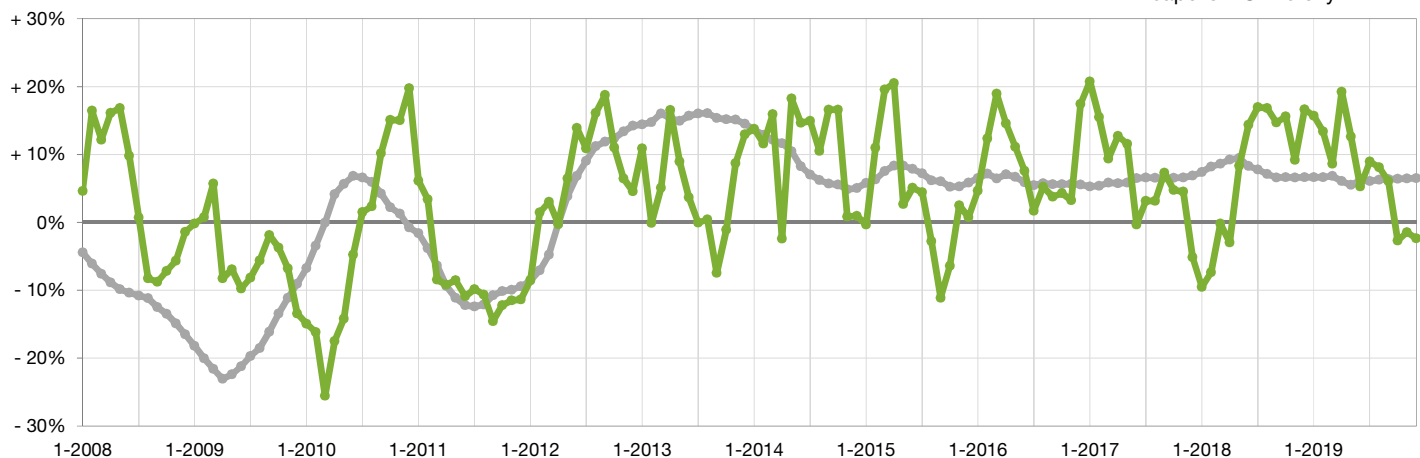
Year to Date

■ 2018 ■ 2019



Change in Median Sales Price from Prior Year (6-Month Average)**

16-County Twin Cities Region —
Minneapolis – University —



** 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 – December 2019

A RESEARCH TOOL PROVIDED BY THE SAINT PAUL AREA ASSOCIATION OF REALTORS®



Neighborhoods of Minneapolis – University

New Listings

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cedar-Riverside	0	1	--	38	23	- 39.5%
Marcy Holmes	1	1	0.0%	59	54	- 8.5%
Nicollet Island – East Bank	3	0	- 100.0%	93	83	- 10.8%
Prospect Pk - E River Rd	0	2	--	55	61	+ 10.9%
Southeast Como	0	1	--	34	48	+ 41.2%
University of MN	0	0	--	0	0	--

Closed Sales

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cedar-Riverside	4	0	- 100.0%	32	12	- 62.5%
Marcy Holmes	7	3	- 57.1%	37	42	+ 13.5%
Nicollet Island – East Bank	5	7	+ 40.0%	64	60	- 6.3%
Prospect Pk - E River Rd	4	4	0.0%	38	45	+ 18.4%
Southeast Como	1	5	+ 400.0%	29	30	+ 3.4%
University of MN	0	0	--	0	0	--

Median Sales Price

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cedar-Riverside	\$149,150	\$0	- 100.0%	\$173,700	\$183,500	+ 5.6%
Marcy Holmes	\$266,500	\$310,000	+ 16.3%	\$284,000	\$312,450	+ 10.0%
Nicollet Island – East Bank	\$580,000	\$625,000	+ 7.8%	\$380,000	\$320,750	- 15.6%
Prospect Pk - E River Rd	\$315,000	\$257,000	- 18.4%	\$331,000	\$299,000	- 9.7%
Southeast Como	\$317,000	\$250,000	- 21.1%	\$250,500	\$245,000	- 2.2%
University of MN	\$0	\$0	--	\$0	\$0	--

Days on Market Until Sale

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cedar-Riverside	82	0	- 100.0%	41	64	+ 56.1%
Marcy Holmes	26	106	+ 307.7%	51	70	+ 37.3%
Nicollet Island – East Bank	61	104	+ 70.5%	66	90	+ 36.4%
Prospect Pk - E River Rd	90	59	- 34.4%	56	56	0.0%
Southeast Como	13	57	+ 338.5%	26	39	+ 50.0%
University of MN	0	0	--	0	0	--

Pct. Of Original Price Received

	12-2018	12-2019	+ / -	YTD 2018	YTD 2019	+ / -
Cedar-Riverside	93.6%	0.0%	- 100.0%	97.1%	97.0%	- 0.1%
Marcy Holmes	96.8%	94.1%	- 2.8%	99.8%	96.1%	- 3.7%
Nicollet Island – East Bank	96.1%	99.0%	+ 3.0%	96.8%	97.1%	+ 0.3%
Prospect Pk - E River Rd	94.6%	95.0%	+ 0.4%	97.7%	97.1%	- 0.6%
Southeast Como	109.3%	95.9%	- 12.3%	101.9%	99.3%	- 2.6%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

Inventory

	12-2018	12-2019	+ / -
Cedar-Riverside	3	2	- 33.3%
Marcy Holmes	7	5	- 28.6%
Nicollet Island – East Bank	18	5	- 72.2%
Prospect Pk - E River Rd	9	6	- 33.3%
Southeast Como	3	3	0.0%
University of MN	0	0	--

Months Supply

	12-2018	12-2019	+ / -
Cedar-Riverside	1.1	1.2	+ 9.1%
Marcy Holmes	2.2	1.3	- 40.9%
Nicollet Island – East Bank	3.4	0.9	- 73.5%
Prospect Pk - E River Rd	2.9	1.5	- 48.3%
Southeast Como	1.1	0.9	- 18.2%
University of MN	0.0	0.0	--