



# Minneapolis – University

**+ 32.0%**

Change in  
New Listings

**+ 8.7%**

Change in  
Closed Sales

**+ 33.9%**

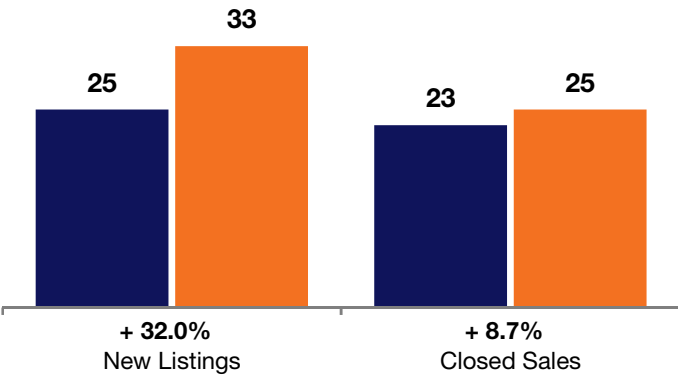
Change in  
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	25	33	+ 32.0%	197	235	+ 19.3%
Closed Sales	23	25	+ 8.7%	130	129	-0.8%
Median Sales Price*	\$280,000	\$375,000	+ 33.9%	\$285,000	\$296,900	+ 4.2%
Average Sales Price*	\$339,041	\$412,088	+ 21.5%	\$382,624	\$365,682	-4.4%
Price Per Square Foot*	\$267	\$286	+ 6.9%	\$260	\$250	-4.1%
Percent of Original List Price Received*	96.6%	100.0%	+ 3.5%	97.6%	98.2%	+ 0.6%
Days on Market Until Sale	51	27	-47.1%	69	50	-27.5%
Inventory of Homes for Sale	43	70	+ 62.8%	--	--	--
Months Supply of Inventory	2.5	4.2	+ 68.0%	--	--	--

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

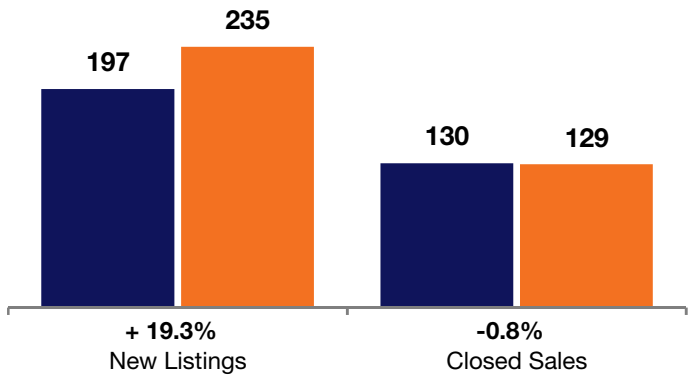
## August

■ 2019 ■ 2020



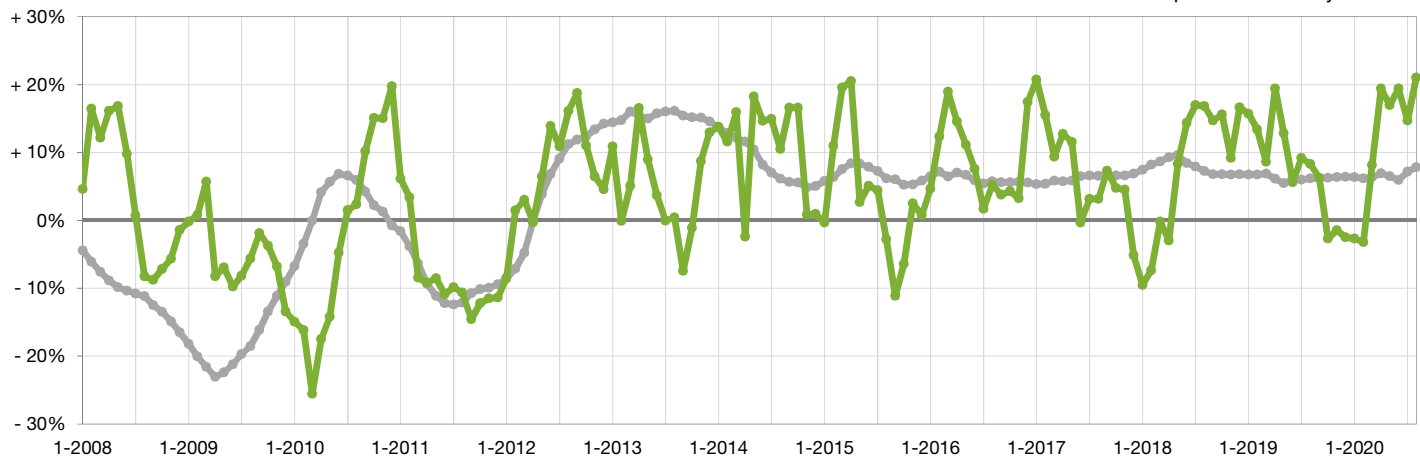
## Year to Date

■ 2019 ■ 2020



## 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 – August 2020

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



## Neighborhoods of Minneapolis – University

### New Listings

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Cedar-Riverside	2	2	0.0%	13	17	+ 30.8%
Marcy Holmes	3	7	+ 133.3%	43	52	+ 20.9%
Nicollet Island – East Bank	11	12	+ 9.1%	63	69	+ 9.5%
Prospect Pk - E River Rd	1	4	+ 300.0%	45	56	+ 24.4%
Southeast Como	8	8	0.0%	33	41	+ 24.2%
University of MN	0	0	--	0	0	--

### Closed Sales

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Cedar-Riverside	1	0	- 100.0%	12	12	0.0%
Marcy Holmes	5	7	+ 40.0%	30	27	- 10.0%
Nicollet Island – East Bank	8	8	0.0%	41	31	- 24.4%
Prospect Pk - E River Rd	6	9	+ 50.0%	33	40	+ 21.2%
Southeast Como	3	1	- 66.7%	14	19	+ 35.7%
University of MN	0	0	--	0	0	--

### Median Sales Price

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Cedar-Riverside	\$140,000	\$0	- 100.0%	\$180,000	\$159,950	- 11.1%
Marcy Holmes	\$280,000	\$397,500	+ 42.0%	\$318,000	\$350,000	+ 10.1%
Nicollet Island – East Bank	\$316,750	\$478,000	+ 50.9%	\$318,000	\$500,000	+ 57.2%
Prospect Pk - E River Rd	\$227,450	\$290,000	+ 27.5%	\$300,000	\$323,500	+ 7.8%
Southeast Como	\$228,900	\$225,500	- 1.5%	\$248,000	\$260,000	+ 4.8%
University of MN	\$0	\$0	--	\$0	\$0	--

### Days on Market Until Sale

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Cedar-Riverside	3	0	- 100.0%	66	56	- 15.2%
Marcy Holmes	58	41	- 29.3%	70	65	- 7.1%
Nicollet Island – East Bank	65	16	- 75.4%	90	44	- 51.1%
Prospect Pk - E River Rd	56	25	- 55.4%	53	43	- 18.9%
Southeast Como	12	45	+ 275.0%	48	50	+ 4.2%
University of MN	0	0	--	0	0	--

### Pct. Of Original Price Received

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Cedar-Riverside	96.6%	0.0%	- 100.0%	97.1%	98.3%	+ 1.2%
Marcy Holmes	96.9%	99.5%	+ 2.7%	95.9%	98.2%	+ 2.4%
Nicollet Island – East Bank	93.7%	99.0%	+ 5.7%	97.1%	97.6%	+ 0.5%
Prospect Pk - E River Rd	98.3%	101.2%	+ 3.0%	98.4%	99.2%	+ 0.8%
Southeast Como	100.3%	100.3%	0.0%	101.1%	97.3%	- 3.8%
University of MN	0.0%	0.0%	--	0.0%	0.0%	--

### Inventory

	8-2019	8-2020	+ / -
Cedar-Riverside	3	5	+ 66.7%
Marcy Holmes	7	20	+ 185.7%
Nicollet Island – East Bank	14	24	+ 71.4%
Prospect Pk - E River Rd	8	7	- 12.5%
Southeast Como	11	14	+ 27.3%
University of MN	0	0	--

### Months Supply

	8-2019	8-2020	+ / -
Cedar-Riverside	1.3	2.6	+ 100.0%
Marcy Holmes	1.8	6.3	+ 250.0%
Nicollet Island – East Bank	2.7	5.5	+ 103.7%
Prospect Pk - E River Rd	2.1	1.5	- 28.6%
Southeast Como	4.2	3.9	- 7.1%
University of MN	0.0	0.0	--