

LIVING ON THE SKYWAY

Downtown Condo Guide



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WHY THE SKYWAY?

Thinking About Living Downtown?

Downtown Minneapolis has something no other neighborhood in the state does: 9.5 miles of enclosed, climate-controlled walkways linking about 80 blocks, one floor above the street.

It started in 1962, when developer Leslie Park built the first skyway to help downtown compete with the new suburban malls.

When the IDS Center opened in 1973, its Crystal Court tied the separate bridges into one network.

Today a handful of condo buildings plug straight into it. Their owners walk to work, the gym, Target, the library and a Wolves game without putting on a coat.

And a lot of people reaching out to us are asking the same question:

“What’s it actually like to live on the skyway?”

The short answer: easier than you’d think, with a few trade-offs worth knowing.

Skyway condos range from studios that sell for under \$100,000 to residences above the Four Seasons that sell for over \$2 million.

The older skyway towers are some of the lowest price per square foot downtown, which makes them a realistic first purchase.

Others fit downsizers who want one-level living, a staffed building and no more shoveling.

But every building is different. Skyway hours, HOA dues, rental rules and loan options vary a lot from one tower to the next.

This guide walks through all of it, building by building, so you know what you’re looking at before you tour.

One floor up, winter stops being a factor.

IS SKYWAY LIVING RIGHT FOR YOU?

Why we put together this guide:

We created this because we kept hearing the same questions over and over again about downtown condos.

- Which buildings connect?
- What do they cost, HOA included?
- Should I rent first or buy now?
- Can I use an FHA loan?

And more importantly:

- Will I actually like it downtown?

This guide is here to answer those questions in a way that's straightforward, honest, and actually useful.

What you'll find inside:

Over the next several pages, we'll walk you through:

- Every condo building connected to the skyway
- What each one sells for and what the HOA costs
- What it costs to own vs. rent downtown
- What daily life on the skyway really looks like
- What to check before you make an offer
- And how to start putting a plan together if you decide to move forward

A Quick Note Before You Dive In

Everyone's situation is different.

Some people are ready to buy in the next few months. Others are renting downtown and just starting to explore the idea.

Wherever you're at, this guide is meant to meet you there.

And if you get to a point where you want help figuring out which building fits, what you can afford, or what your next step should be, we're always happy to help.



THE SKYWAY CONDO BUILDINGS



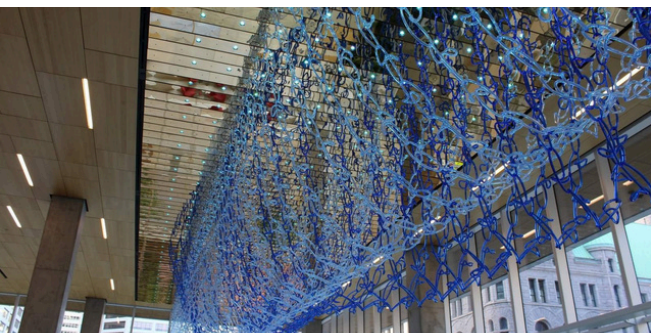
The Crossings

121 Washington Ave S | Built 1981 | 302 units

The oldest condo complex connected directly to the skyway, a short walk from the Mill District and the river. Median sale about \$181,000 with HOA dues around \$625 a month.

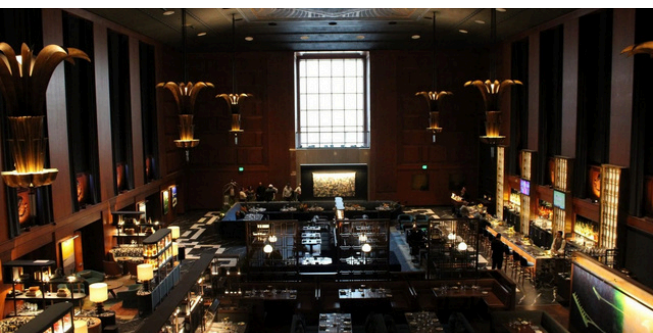
Centre Village

433 S 7th St | Built 1985 | about 235 units. The first condo complex designed to tie into the skyway from day one, with a rooftop pool and deck. Median sale about \$120,000, HOA around \$739 a month.



City Heights

431 S 7th St | 84 units. Studio-style homes from 405 to 710 sq ft, next door to Centre Village. Median sale about \$80,000, HOA around \$544 a month, the lowest price of entry on the skyway.



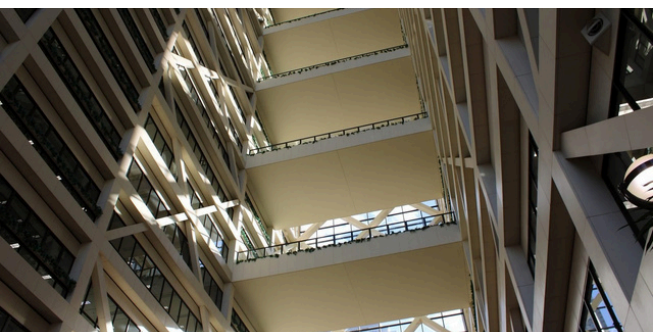
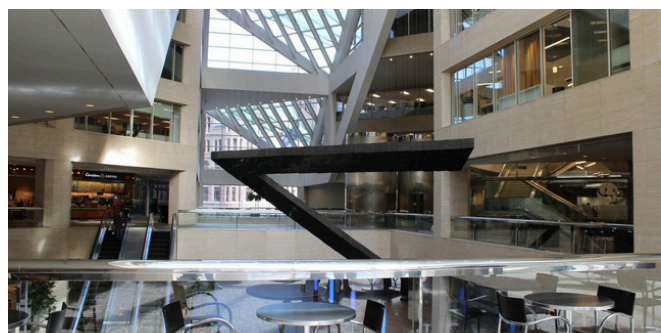
The Ivy Residences

201 S 11th St | Built 2007 | 92 units

Residences in a 26-story tower shared with the Hotel Ivy, with access to hotel-style services. Median sale about \$500,000, HOA around \$1,726 a month.

Six Quebec

601 Marquette Ave | under 40 units. A boutique 2004 condo conversion of a 1949 office building. Sales are rare: median about \$380,000, HOA around \$1,401 a month.



Gateway Residences

Private residences above the Four Seasons in the RBC Gateway tower, completed in 2022. Downtown's top end: median sale about \$2.3 million, HOA around \$3,222 a month.

Renting first?

Groove Lofts at Northstar Center

216 apartments in a converted office tower, opened in 2024, from about \$1,260 to \$4,490 a month. A good way to test skyway life before you buy.



COST OF OWNING

WHAT IT ACTUALLY COSTS ON THE SKYWAY

Home Prices

- Older 1980s towers: about \$80K to \$180K
- Newer towers: about \$380K to \$500K
- Luxury (Four Seasons): \$2M+

👉 The older skyway towers are some of the lowest price per square foot downtown, around \$170 to \$220.

HOA Dues

- Older towers: about \$544 to \$739/month
- Newer towers: about \$1,400 to \$1,700/month
- Luxury: about \$3,200/month

👉 Dues often cover heat, water, security and building staff. Compare them alongside price.

Monthly Cost of Owning

- \$181K condo, 10% down, 7.28% rate: about \$1,115 principal and interest
- HOA: about \$625
- Taxes: about \$200
- Total: about \$1,940/month

👉 The median downtown condo rents for about \$2,395/month.

What People Don't Factor In

Skyway buildings come with a few costs to plan for:

- Parking, if it isn't included
- Special assessments for building projects
- Loan options, since FHA can be limited

👉 We pull the HOA documents so you know these before you make an offer.

Bottom Line

For a lot of renters, the biggest surprise is this:

Owning on the skyway can cost less each month than renting near it.

Example only, not a loan offer. Prices and HOA dues are NorthstarMLS medians, 2023 to September 2026.

Ask a lender for your own numbers.

RENTING VS. BUYING

WHAT ACTUALLY MAKES SENSE

There's no one-size-fits-all answer here. It really comes down to your timeline, budget, and how sure you are that downtown is for you.

 Renting can be helpful when:

- You're not sure downtown is for you yet
- You want to try a few buildings first
- You want flexibility for the first 6–12 months

 Gives you time to explore before committing

 Buy right away if:

- You plan to stay 3+ years
- You already know which building you like
- You're ready to start building equity

 In older skyway towers, owning can cost less than renting

The Trade-off

Renting = flexibility

Buying = stability

 RENT VS. BUY

What Most People End Up Doing

Plenty of downtown renters live a block from a skyway condo they could own. Rent long enough to know the building you love, then buy into it.

THE REALITY

WHAT'S SKYWAY LIFE ACTUALLY LIKE?

What to Expect Day-to-Day

Groceries at Target on Nicollet. A workout at the YMCA in Gaviidae. Coffee at Cardigan Donuts. A Wolves game at Target Center. All without a coat.

The skyway is also getting more local. As national chains left, independent shops like Gray Fox Coffee and Mother Dough Bakery moved in.

The trade-offs

- Hours vary by building. Most close around 6 p.m. weekdays, with limited weekends
- It's quieter than before remote work, especially Mondays and Fridays
- Walk your route at the times you'd use it before you buy

👉 For most owners, a warm walk to work is worth it.



"The biggest shift isn't the condo itself.

It's waking up in January and realizing the weather doesn't decide your day anymore."

THE BOTTOM LINE

If you're thinking about skyway living, it gives you the chance to:

- Walk to work, dinner and games year-round
- Own for what many pay in rent
- Trade shoveling for a staffed building



SKYWAY CHECKLIST

How to get started

Every skyway building is different. Here's what to check before you make an offer.

1. Walk the Skyway Route

- Which entrance connects
- Weekday and weekend hours
- Go at the times you'd use it

3. Read the HOA Documents

- Reserves and special assessments
- What dues cover
- Rental caps and pet policy

2. Check Loan Options

- FHA project approval
- Conventional loan requirements
- Get pre-approved early

 As of October 2026, none of these buildings showed a current FHA approval on HUD's lookup

4. Tour With Us

- See a few buildings in one walk
- Compare units side by side
- Grab coffee in the skyway

Welcome
to the skyway



Thinking about skyway living?

Let's grab coffee in the skyway, on us. We'll walk you through the buildings that fit your budget and pull the HOA documents for you.

Email us at assist@mkt-msp.com or call **612-444-8049**