

Minneapolis – Near North

- 27.0%

+ 6.7%

- 1.0%

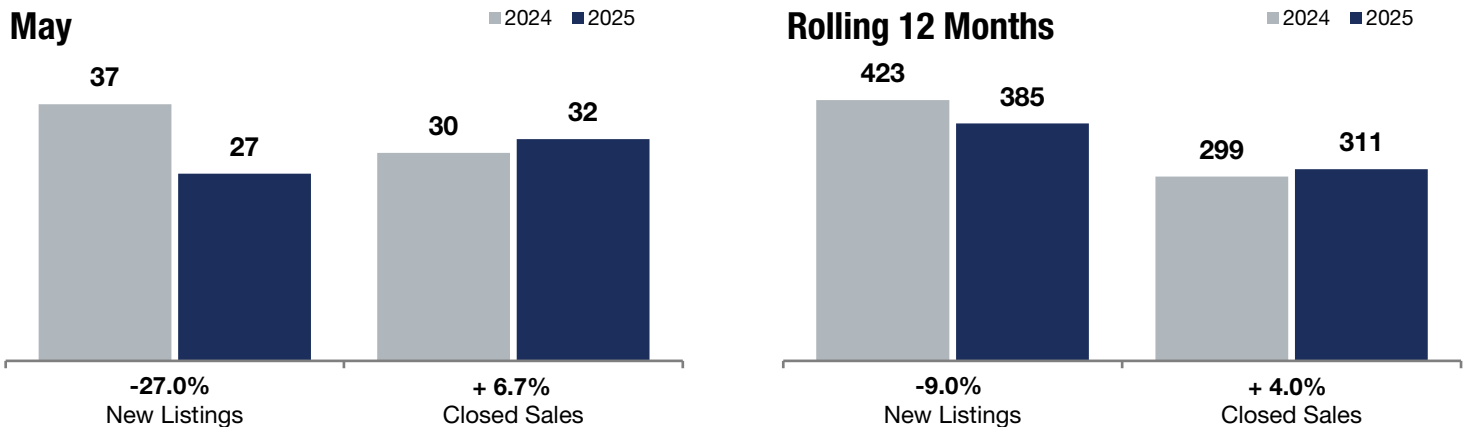
Change in
New Listings

Change in
Closed Sales

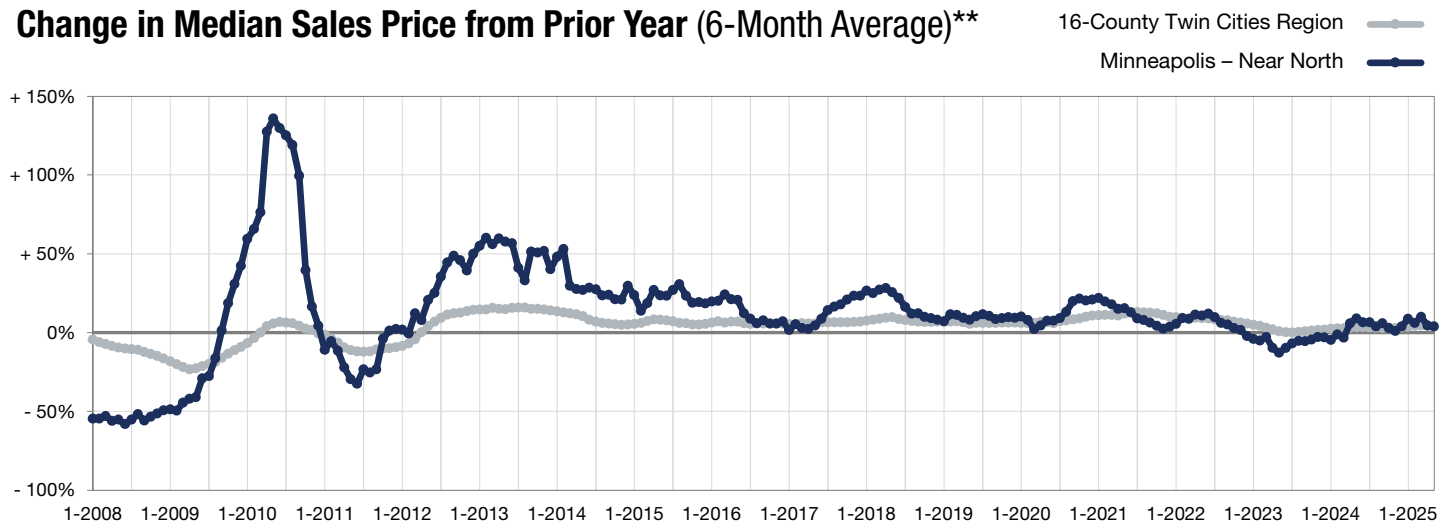
Change in
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	37	27	-27.0%	423	385	-9.0%
Closed Sales	30	32	+ 6.7%	299	311	+ 4.0%
Median Sales Price*	\$244,500	\$242,000	-1.0%	\$230,000	\$235,000	+ 2.2%
Average Sales Price*	\$246,243	\$250,100	+ 1.6%	\$234,862	\$241,195	+ 2.7%
Price Per Square Foot*	\$163	\$163	-0.1%	\$148	\$154	+ 4.3%
Percent of Original List Price Received*	100.7%	100.1%	-0.6%	97.0%	98.7%	+ 1.8%
Days on Market Until Sale	98	57	-41.8%	61	53	-13.1%
Inventory of Homes for Sale	60	45	-25.0%	--	--	--
Months Supply of Inventory	2.4	1.8	-25.0%	--	--	--

* 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.

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – Near North

New Listings

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	4	3	- 25.0%	23	37	+ 60.9%
Hawthorne	5	3	- 40.0%	73	64	- 12.3%
Jordan Nbhd	7	7	0.0%	150	140	- 6.7%
Near North	10	3	- 70.0%	48	34	- 29.2%
Sumner-Glenwood	3	1	- 66.7%	21	16	- 23.8%
Willard-Hay	11	11	0.0%	129	110	- 14.7%

Closed Sales

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	2	1	- 50.0%	11	27	+ 145.5%
Hawthorne	4	7	+ 75.0%	63	48	- 23.8%
Jordan Nbhd	9	15	+ 66.7%	105	112	+ 6.7%
Near North	1	2	+ 100.0%	36	39	+ 8.3%
Sumner-Glenwood	0	1	--	7	10	+ 42.9%
Willard-Hay	14	7	- 50.0%	84	85	+ 1.2%

Median Sales Price

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	\$277,500	\$200,000	- 27.9%	\$270,000	\$223,000	- 17.4%
Hawthorne	\$235,000	\$225,000	- 4.3%	\$219,500	\$246,500	+ 12.3%
Jordan Nbhd	\$190,000	\$214,500	+ 12.9%	\$218,790	\$214,700	- 1.9%
Near North	\$295,000	\$237,500	- 19.5%	\$289,350	\$249,000	- 13.9%
Sumner-Glenwood	\$0	\$337,500	--	\$360,000	\$347,500	- 3.5%
Willard-Hay	\$244,500	\$282,500	+ 15.5%	\$240,500	\$260,000	+ 8.1%

Days on Market Until Sale

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	84	4	- 95.2%	59	57	- 3.4%
Hawthorne	11	50	+ 354.5%	70	55	- 21.4%
Jordan Nbhd	125	82	- 34.4%	65	61	- 6.2%
Near North	19	12	- 36.8%	52	42	- 19.2%
Sumner-Glenwood	0	44	--	96	163	+ 69.8%
Willard-Hay	115	33	- 71.3%	54	43	- 20.4%

Pct. Of Original Price Received

	5-2024	5-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	95.7%	111.1%	+ 16.1%	97.5%	96.9%	- 0.6%
Hawthorne	102.1%	100.9%	- 1.2%	96.4%	100.9%	+ 4.7%
Jordan Nbhd	103.6%	99.3%	- 4.2%	96.5%	97.9%	+ 1.5%
Near North	102.1%	99.6%	- 2.4%	99.0%	100.5%	+ 1.5%
Sumner-Glenwood	0.0%	100.0%	--	96.5%	98.0%	+ 1.6%
Willard-Hay	98.9%	99.8%	+ 0.9%	97.3%	98.3%	+ 1.0%

Inventory

	5-2024	5-2025	+ / -
Harrison	10	3	- 70.0%
Hawthorne	9	7	- 22.2%
Jordan Nbhd	18	13	- 27.8%
Near North	9	3	- 66.7%
Sumner-Glenwood	4	1	- 75.0%
Willard-Hay	14	19	+ 35.7%

Months Supply

	5-2024	5-2025	+ / -
Harrison	9.0	1.2	- 86.7%
Hawthorne	1.8	1.8	0.0%
Jordan Nbhd	2.0	1.4	- 30.0%
Near North	2.8	1.0	- 64.3%
Sumner-Glenwood	2.5	0.7	- 72.0%
Willard-Hay	1.9	2.4	+ 26.3%

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