

Minneapolis – Near North

+ 11.1%

Change in
New Listings

- 35.3%

Change in
Closed Sales

+ 18.2%

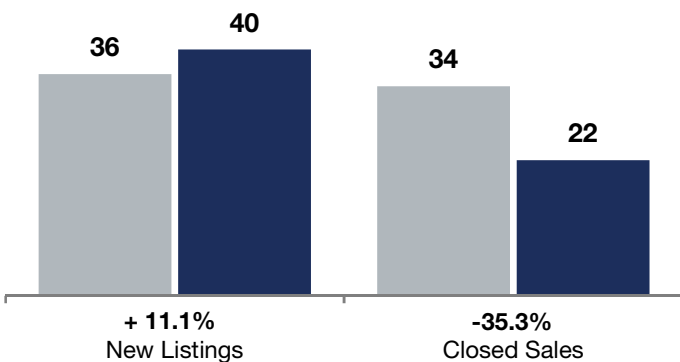
Change in
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	36	40	+ 11.1%	430	378	-12.1%
Closed Sales	34	22	-35.3%	321	294	-8.4%
Median Sales Price*	\$225,000	\$266,000	+ 18.2%	\$227,000	\$241,500	+ 6.4%
Average Sales Price*	\$241,047	\$266,264	+ 10.5%	\$235,561	\$244,746	+ 3.9%
Price Per Square Foot*	\$163	\$165	+ 1.4%	\$148	\$156	+ 5.3%
Percent of Original List Price Received*	97.3%	102.2%	+ 5.0%	96.8%	99.3%	+ 2.6%
Days on Market Until Sale	37	27	-27.0%	60	52	-13.3%
Inventory of Homes for Sale	55	57	+ 3.6%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

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

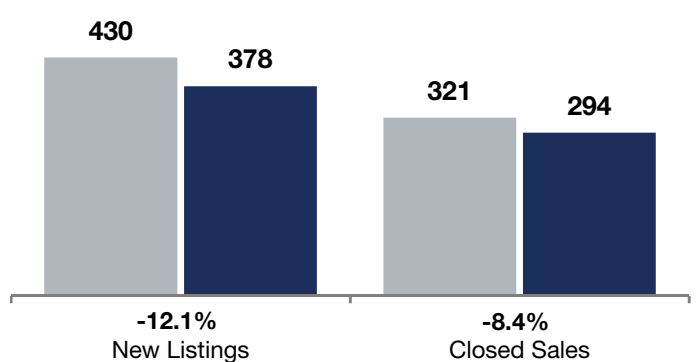
July

■ 2024 ■ 2025



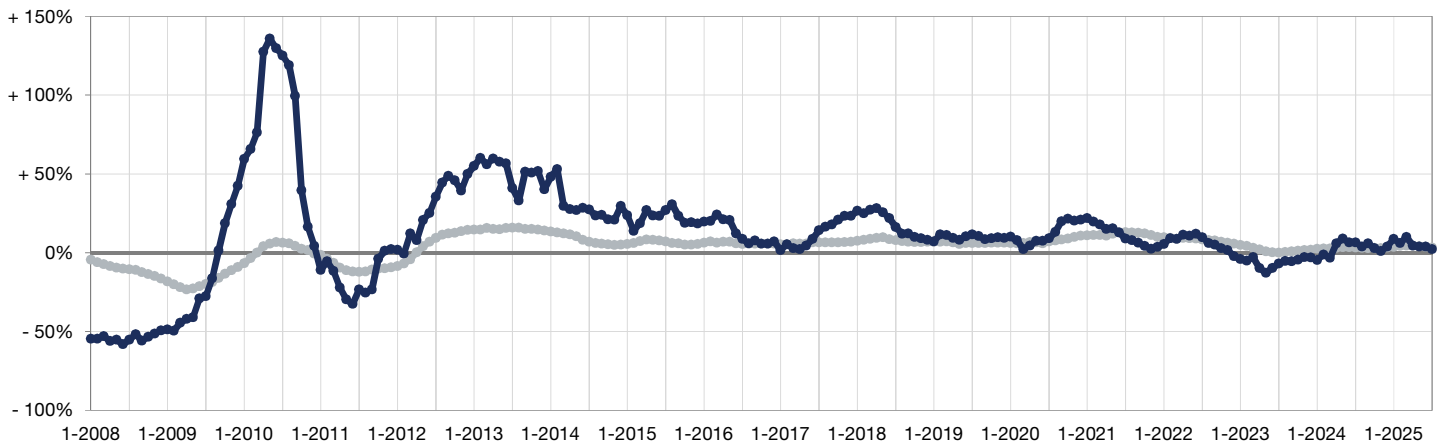
Rolling 12 Months

■ 2024 ■ 2025



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

16-County Twin Cities Region —
Minneapolis – Near North —



** 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 – July 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – Near North

New Listings

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	4	1	- 75.0%	30	29	- 3.3%
Hawthorne	7	6	- 14.3%	76	61	- 19.7%
Jordan Nbhd	10	14	+ 40.0%	149	142	- 4.7%
Near North	5	2	- 60.0%	47	30	- 36.2%
Sumner-Glenwood	3	2	- 33.3%	20	15	- 25.0%
Willard-Hay	10	17	+ 70.0%	128	116	- 9.4%

Closed Sales

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	4	0	- 100.0%	15	25	+ 66.7%
Hawthorne	4	3	- 25.0%	60	46	- 23.3%
Jordan Nbhd	10	7	- 30.0%	108	109	+ 0.9%
Near North	4	1	- 75.0%	41	27	- 34.1%
Sumner-Glenwood	0	0	--	8	9	+ 12.5%
Willard-Hay	12	11	- 8.3%	97	87	- 10.3%

Median Sales Price

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	\$204,000	\$0	- 100.0%	\$258,000	\$240,000	- 7.0%
Hawthorne	\$270,500	\$210,000	- 22.4%	\$235,000	\$243,000	+ 3.4%
Jordan Nbhd	\$206,250	\$270,000	+ 30.9%	\$215,750	\$229,900	+ 6.6%
Near North	\$264,950	\$349,900	+ 32.1%	\$260,000	\$250,000	- 3.8%
Sumner-Glenwood	\$0	\$0	--	\$326,000	\$355,000	+ 8.9%
Willard-Hay	\$211,450	\$279,900	+ 32.4%	\$235,000	\$260,000	+ 10.6%

Days on Market Until Sale

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	47	0	- 100.0%	56	66	+ 17.9%
Hawthorne	10	31	+ 210.0%	67	73	+ 9.0%
Jordan Nbhd	42	32	- 23.8%	58	60	+ 3.4%
Near North	38	13	- 65.8%	61	27	- 55.7%
Sumner-Glenwood	0	0	--	103	164	+ 59.2%
Willard-Hay	38	23	- 39.5%	59	35	- 40.7%

Pct. Of Original Price Received

	7-2024	7-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	100.4%	0.0%	- 100.0%	98.3%	96.3%	- 2.0%
Hawthorne	99.4%	95.3%	- 4.1%	96.8%	101.3%	+ 4.6%
Jordan Nbhd	100.7%	95.7%	- 5.0%	95.9%	98.0%	+ 2.2%
Near North	96.8%	100.0%	+ 3.3%	98.7%	99.9%	+ 1.2%
Sumner-Glenwood	0.0%	0.0%	--	97.0%	97.8%	+ 0.8%
Willard-Hay	92.9%	108.4%	+ 16.7%	96.8%	100.6%	+ 3.9%

Inventory

	7-2024	7-2025	+ / -
Harrison	9	1	- 88.9%
Hawthorne	11	9	- 18.2%
Jordan Nbhd	16	21	+ 31.3%
Near North	3	3	0.0%
Sumner-Glenwood	8	3	- 62.5%
Willard-Hay	16	23	+ 43.8%

Months Supply

	7-2024	7-2025	+ / -
Harrison	6.4	0.5	- 92.2%
Hawthorne	2.3	2.3	0.0%
Jordan Nbhd	1.8	2.5	+ 38.9%
Near North	0.9	1.3	+ 44.4%
Sumner-Glenwood	4.6	2.0	- 56.5%
Willard-Hay	2.0	2.8	+ 40.0%

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