

# Minneapolis – Near North

- 28.0%      - 27.6%      + 0.4%

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	50	36	-28.0%	431	364	-15.5%
Closed Sales	29	21	-27.6%	322	286	-11.2%
Median Sales Price*	\$253,000	\$254,000	+ 0.4%	\$227,000	\$242,500	+ 6.8%
Average Sales Price*	\$252,896	\$253,533	+ 0.3%	\$235,386	\$244,564	+ 3.9%
Price Per Square Foot*	\$154	\$159	+ 3.0%	\$148	\$156	+ 5.9%
Percent of Original List Price Received*	98.4%	102.3%	+ 4.0%	96.6%	99.6%	+ 3.1%
Days on Market Until Sale	46	80	+ 73.9%	60	55	-8.3%
Inventory of Homes for Sale	61	59	-3.3%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

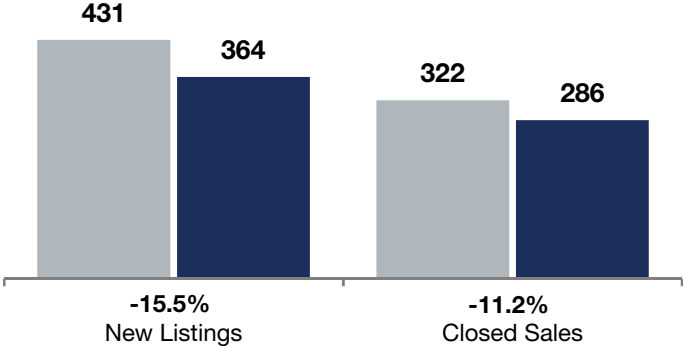
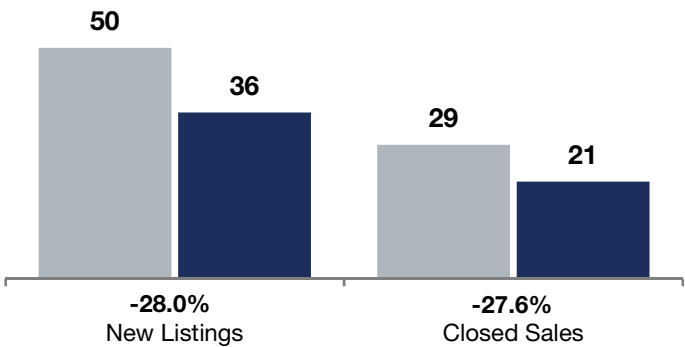
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## August

■ 2024 ■ 2025

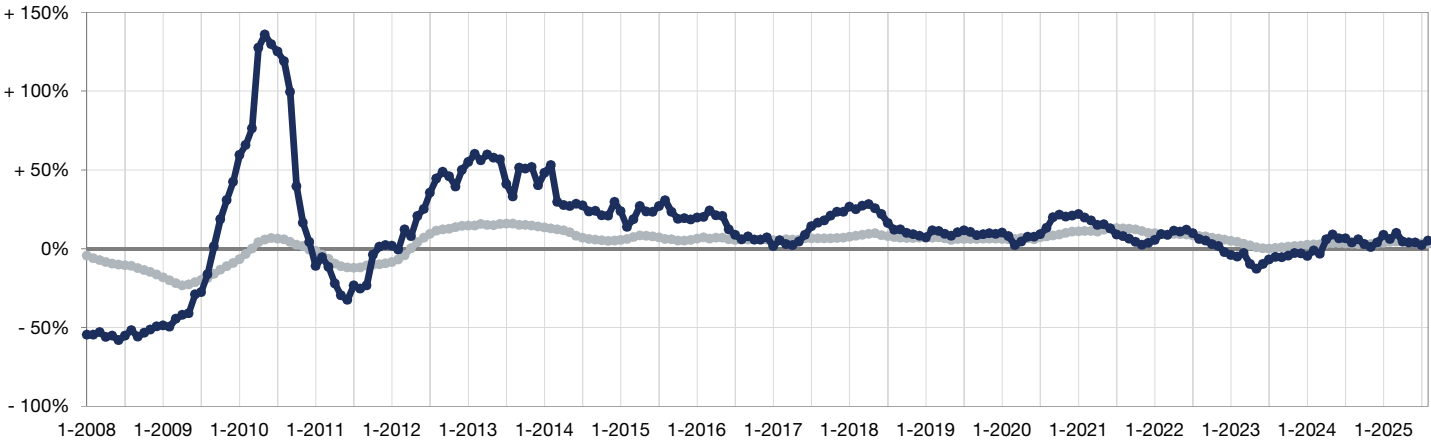
## Rolling 12 Months

■ 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.

## Neighborhoods of Minneapolis – Near North

### New Listings

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	6	4	- 33.3%	33	27	- 18.2%
Hawthorne	6	3	- 50.0%	69	58	- 15.9%
Jordan Nbhd	20	9	- 55.0%	158	131	- 17.1%
Near North	5	0	- 100.0%	46	25	- 45.7%
Sumner-Glenwood	2	1	- 50.0%	22	14	- 36.4%
Willard-Hay	13	20	+ 53.8%	125	123	- 1.6%

### Closed Sales

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	1	0	- 100.0%	14	24	+ 71.4%
	4	2	- 50.0%	59	44	- 25.4%
	10	5	- 50.0%	108	104	- 3.7%
	4	0	- 100.0%	43	23	- 46.5%
	0	0	--	7	9	+ 28.6%
	10	14	+ 40.0%	98	91	- 7.1%

### Median Sales Price

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	\$284,375	\$0	- 100.0%	\$258,500	\$232,500	- 10.1%
Hawthorne	\$205,250	\$290,000	+ 41.3%	\$229,500	\$249,000	+ 8.5%
Jordan Nbhd	\$235,000	\$196,000	- 16.6%	\$212,450	\$227,450	+ 7.1%
Near North	\$236,950	\$0	- 100.0%	\$254,000	\$276,500	+ 8.9%
Sumner-Glenwood	\$0	\$0	--	\$360,000	\$355,000	- 1.4%
Willard-Hay	\$265,000	\$257,000	- 3.0%	\$236,500	\$260,000	+ 9.9%

### Days on Market Until Sale

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
	69	0	- 100.0%	47	66	+ 40.4%
	44	48	+ 9.1%	69	75	+ 8.7%
	86	93	+ 8.1%	60	59	- 1.7%
	15	0	- 100.0%	58	29	- 50.0%
	0	0	--	112	164	+ 46.4%
	19	80	+ 321.1%	58	43	- 25.9%

### Pct. Of Original Price Received

	8-2024	8-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	88.9%	0.0%	- 100.0%	98.5%	96.6%	- 1.9%
Hawthorne	95.5%	100.8%	+ 5.5%	95.8%	101.8%	+ 6.3%
Jordan Nbhd	96.3%	110.1%	+ 14.3%	95.7%	98.8%	+ 3.2%
Near North	101.1%	0.0%	- 100.0%	99.0%	99.7%	+ 0.7%
Sumner-Glenwood	0.0%	0.0%	--	96.5%	97.8%	+ 1.3%
Willard-Hay	101.4%	99.7%	- 1.7%	96.7%	100.4%	+ 3.8%

### Inventory

	8-2024	8-2025	+ / -	8-2024	8-2025	+ / -
	9	2	- 77.8%	5.0	1.0	- 80.0%
	12	8	- 33.3%	2.4	2.2	- 8.3%
	23	21	- 8.7%	2.4	2.6	+ 8.3%
	4	3	- 25.0%	1.1	1.2	+ 9.1%
	9	4	- 55.6%	5.1	2.7	- 47.1%
	13	25	+ 92.3%	1.5	3.0	+ 100.0%

### Months Supply

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