

Minneapolis – Near North

- 5.4%

Change in
New Listings

- 25.0%

Change in
Closed Sales

+ 3.1%

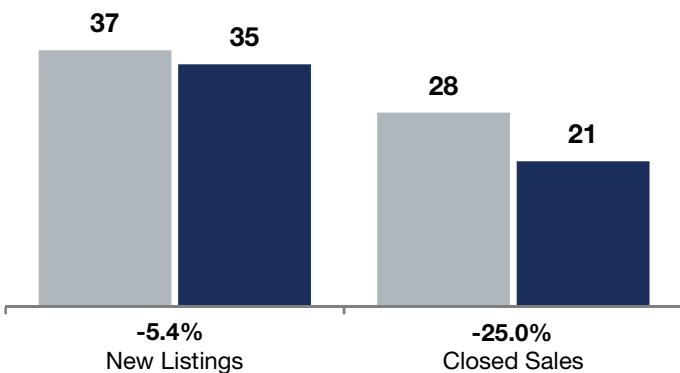
Change in
Median Sales Price

	September			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	37	35	-5.4%	423	362	-14.4%
Closed Sales	28	21	-25.0%	341	279	-18.2%
Median Sales Price*	\$259,250	\$267,195	+ 3.1%	\$229,900	\$246,400	+ 7.2%
Average Sales Price*	\$247,220	\$295,842	+ 19.7%	\$236,442	\$248,158	+ 5.0%
Price Per Square Foot*	\$149	\$166	+ 10.8%	\$148	\$158	+ 6.7%
Percent of Original List Price Received*	101.0%	99.7%	-1.3%	96.9%	99.5%	+ 2.7%
Days on Market Until Sale	41	41	0.0%	60	55	-8.3%
Inventory of Homes for Sale	67	62	-7.5%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

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

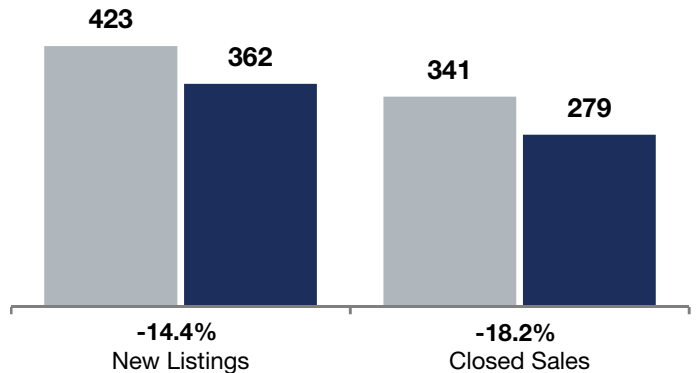
September

■ 2024 ■ 2025



Rolling 12 Months

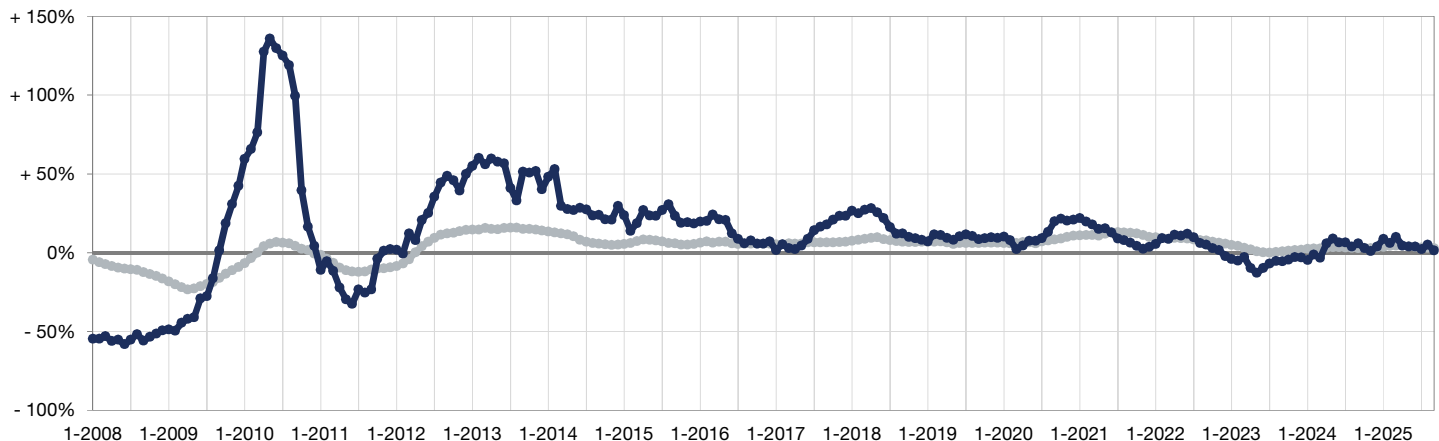
■ 2024 ■ 2025



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 – September 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – Near North

New Listings

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	4	4	0.0%	35	27	- 22.9%
Hawthorne	9	1	- 88.9%	74	50	- 32.4%
Jordan Nbhd	13	15	+ 15.4%	145	133	- 8.3%
Near North	3	5	+ 66.7%	44	27	- 38.6%
Sumner-Glenwood	2	3	+ 50.0%	21	15	- 28.6%
Willard-Hay	8	10	+ 25.0%	125	125	0.0%

Closed Sales

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	4	3	- 25.0%	17	23	+ 35.3%
Hawthorne	4	4	0.0%	62	44	- 29.0%
Jordan Nbhd	9	6	- 33.3%	112	101	- 9.8%
Near North	2	0	- 100.0%	44	21	- 52.3%
Sumner-Glenwood	0	1	--	7	10	+ 42.9%
Willard-Hay	9	8	- 11.1%	106	90	- 15.1%

Median Sales Price

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	\$330,000	\$285,000	- 13.6%	\$270,000	\$225,000	- 16.7%
Hawthorne	\$152,500	\$224,500	+ 47.2%	\$228,000	\$250,000	+ 9.6%
Jordan Nbhd	\$256,000	\$265,000	+ 3.5%	\$216,250	\$220,000	+ 1.7%
Near North	\$342,500	\$0	- 100.0%	\$257,000	\$276,500	+ 7.6%
Sumner-Glenwood	\$0	\$313,500	--	\$360,000	\$347,500	- 3.5%
Willard-Hay	\$265,000	\$314,250	+ 18.6%	\$239,000	\$262,000	+ 9.6%

Days on Market Until Sale

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	47	39	- 17.0%	49	65	+ 32.7%
Hawthorne	16	60	+ 275.0%	66	79	+ 19.7%
Jordan Nbhd	59	47	- 20.3%	62	59	- 4.8%
Near North	60	0	- 100.0%	59	27	- 54.2%
Sumner-Glenwood	0	92	--	112	157	+ 40.2%
Willard-Hay	32	28	- 12.5%	57	43	- 24.6%

Pct. Of Original Price Received

	9-2024	9-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	98.1%	97.1%	- 1.0%	98.3%	96.4%	- 1.9%
Hawthorne	106.0%	95.0%	- 10.4%	96.5%	100.8%	+ 4.5%
Jordan Nbhd	103.5%	97.6%	- 5.7%	96.1%	98.3%	+ 2.3%
Near North	90.0%	0.0%	- 100.0%	98.9%	100.2%	+ 1.3%
Sumner-Glenwood	0.0%	93.6%	--	96.5%	97.3%	+ 0.8%
Willard-Hay	99.1%	104.5%	+ 5.4%	96.9%	100.9%	+ 4.1%

Inventory

	9-2024	9-2025	+ / -
Harrison	11	4	- 63.6%
Hawthorne	15	5	- 66.7%
Jordan Nbhd	26	26	0.0%
Near North	4	6	+ 50.0%
Sumner-Glenwood	7	5	- 28.6%
Willard-Hay	11	21	+ 90.9%

Months Supply

	9-2024	9-2025	+ / -
Harrison	6.1	2.0	- 67.2%
Hawthorne	3.2	1.3	- 59.4%
Jordan Nbhd	2.8	3.1	+ 10.7%
Near North	1.2	2.4	+ 100.0%
Sumner-Glenwood	4.4	3.3	- 25.0%
Willard-Hay	1.2	2.6	+ 116.7%

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