

Minneapolis – Near North

- 14.3% - 21.4% - 2.0%

Change in New Listings	Change in Closed Sales	Change in Median Sales Price
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December	Rolling 12 Months
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	2024	2025	+ / -	2024	2025	+ / -
New Listings	14	12	-14.3%	404	367	-9.2%
Closed Sales	28	22	-21.4%	337	264	-21.7%
Median Sales Price*	\$230,500	\$226,000	-2.0%	\$235,000	\$250,000	+ 6.4%
Average Sales Price*	\$238,786	\$226,384	-5.2%	\$239,367	\$249,990	+ 4.4%
Price Per Square Foot*	\$155	\$153	-1.3%	\$150	\$158	+ 5.4%
Percent of Original List Price Received*	98.5%	94.0%	-4.6%	98.0%	99.3%	+ 1.3%
Days on Market Until Sale	49	61	+ 24.5%	63	56	-11.1%
Inventory of Homes for Sale	46	49	+ 6.5%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

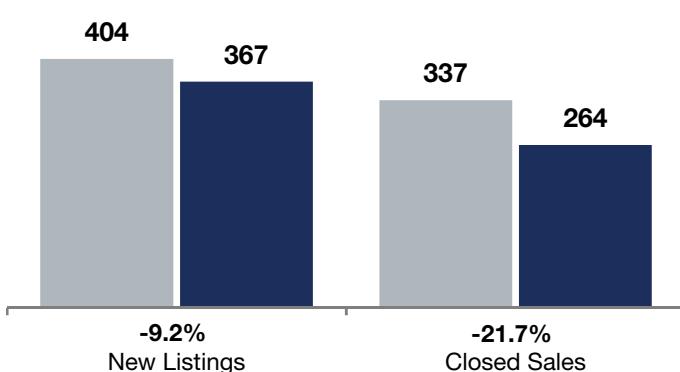
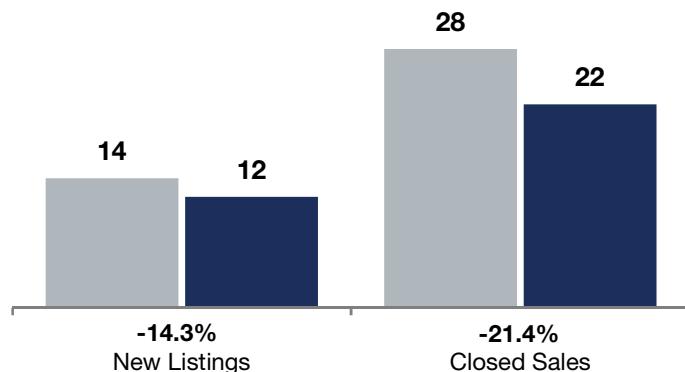
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 2024 ■ 2025

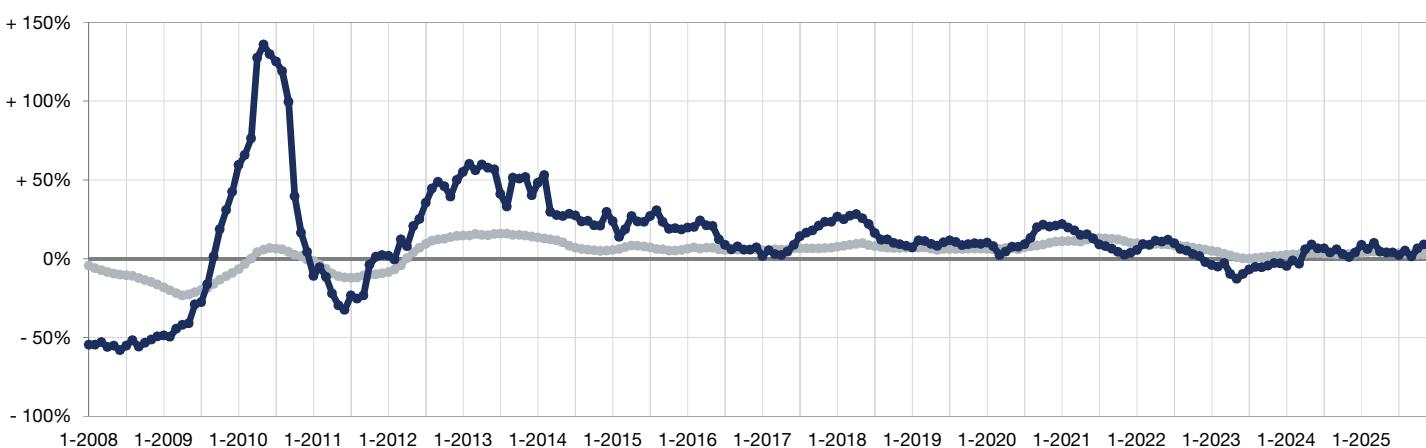
Rolling 12 Months

■ 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 – December 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – Near North

New Listings

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	0	0	--	39	24	- 38.5%
Hawthorne	2	1	- 50.0%	71	45	- 36.6%
Jordan Nbhd	6	6	0.0%	141	141	0.0%
Near North	3	0	- 100.0%	44	26	- 40.9%
Sumner-Glenwood	0	1	--	21	15	- 28.6%
Willard-Hay	3	5	+ 66.7%	109	131	+ 20.2%

Closed Sales

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	4	1	- 75.0%	22	19	- 13.6%
Hawthorne	6	1	- 83.3%	63	36	- 42.9%
Jordan Nbhd	8	12	+ 50.0%	108	102	- 5.6%
Near North	2	0	- 100.0%	40	17	- 57.5%
Sumner-Glenwood	2	1	- 50.0%	9	7	- 22.2%
Willard-Hay	8	8	0.0%	104	90	- 13.5%

Median Sales Price

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	\$233,500	\$305,000	+ 30.6%	\$242,000	\$250,000	+ 3.3%
Hawthorne	\$216,000	\$220,000	+ 1.9%	\$240,000	\$250,000	+ 4.2%
Jordan Nbhd	\$175,950	\$200,000	+ 13.7%	\$208,500	\$231,000	+ 10.8%
Near North	\$310,950	\$0	- 100.0%	\$268,250	\$237,000	- 11.6%
Sumner-Glenwood	\$362,200	\$285,000	- 21.3%	\$355,000	\$313,500	- 11.7%
Willard-Hay	\$320,000	\$250,000	- 21.9%	\$251,500	\$267,000	+ 6.2%

Days on Market Until Sale

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	33	38	+ 15.2%	65	56	- 13.8%
Hawthorne	48	192	+ 300.0%	70	94	+ 34.3%
Jordan Nbhd	66	50	- 24.2%	64	57	- 10.9%
Near North	50	0	- 100.0%	58	22	- 62.1%
Sumner-Glenwood	258	67	- 74.0%	188	61	- 67.6%
Willard-Hay	42	63	+ 50.0%	57	46	- 19.3%

Pct. Of Original Price Received

	12-2024	12-2025	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	92.0%	101.7%	+ 10.5%	96.9%	97.0%	+ 0.1%
Hawthorne	102.3%	98.9%	- 3.3%	98.2%	99.6%	+ 1.4%
Jordan Nbhd	95.7%	93.1%	- 2.7%	97.3%	98.9%	+ 1.6%
Near North	103.6%	0.0%	- 100.0%	99.9%	100.8%	+ 0.9%
Sumner-Glenwood	95.4%	95.0%	- 0.4%	96.9%	95.4%	- 1.5%
Willard-Hay	100.5%	93.8%	- 6.7%	98.2%	99.8%	+ 1.6%

Inventory

	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -
Harrison	6	2	- 66.7%	2.6	1.2	- 53.8%
Hawthorne	9	5	- 44.4%	1.7	1.5	- 11.8%
Jordan Nbhd	20	20	0.0%	2.3	2.3	0.0%
Near North	3	6	+ 100.0%	0.9	2.8	+ 211.1%
Sumner-Glenwood	1	3	+ 200.0%	0.7	2.6	+ 271.4%
Willard-Hay	8	16	+ 100.0%	0.9	2.0	+ 122.2%

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