

Minneapolis – Near North

- 11.1%

Change in
New Listings

- 19.0%

Change in
Closed Sales

- 13.4%

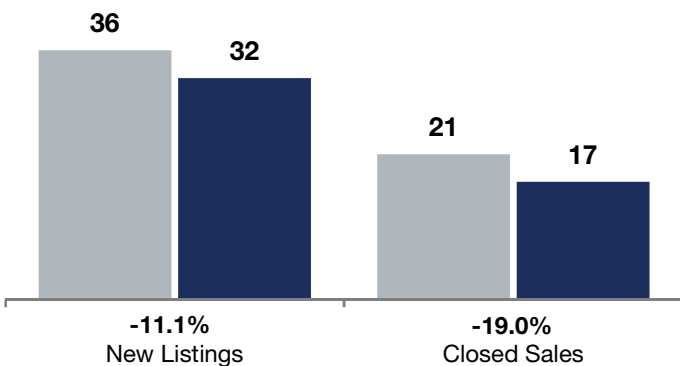
Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	36	32	-11.1%	364	402	+ 10.4%
Closed Sales	21	17	-19.0%	286	251	-12.2%
Median Sales Price*	\$254,000	\$220,000	-13.4%	\$242,500	\$247,250	+ 2.0%
Average Sales Price*	\$253,533	\$218,201	-13.9%	\$244,564	\$248,148	+ 1.5%
Price Per Square Foot*	\$159	\$146	-8.2%	\$156	\$156	0.0%
Percent of Original List Price Received*	102.3%	96.8%	-5.4%	99.6%	98.4%	-1.2%
Days on Market Until Sale	80	60	-25.0%	55	48	-12.7%
Inventory of Homes for Sale	64	71	+ 10.9%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--

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

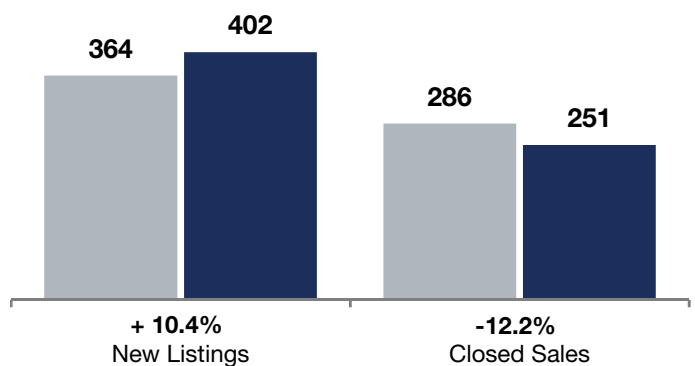
August

■ 2025 ■ 2026



Rolling 12 Months

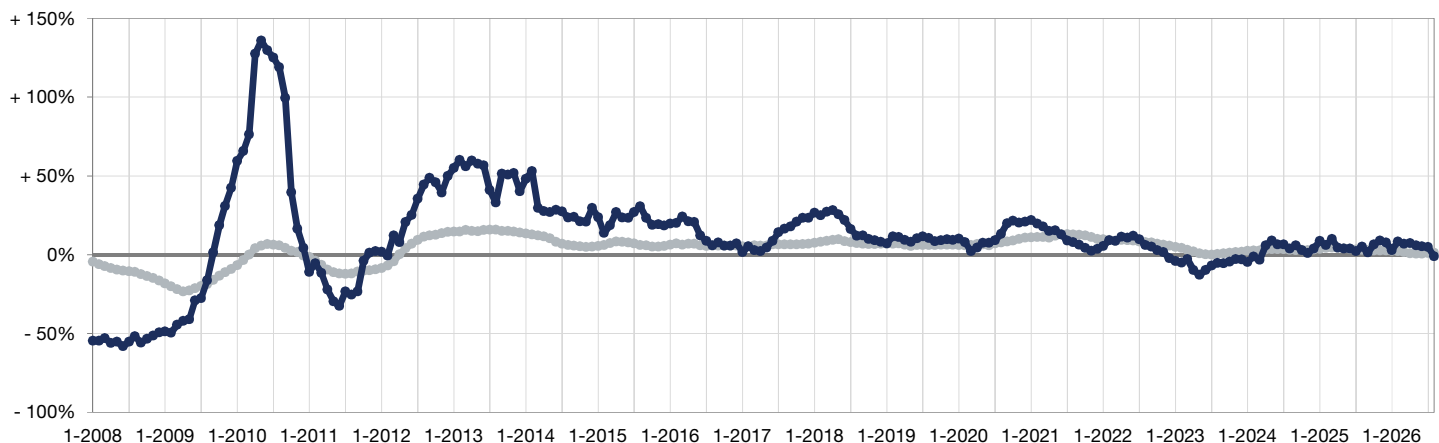
■ 2025 ■ 2026



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 – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Neighborhoods of Minneapolis – Near North

New Listings

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	4	0	- 100.0%	27	28	+ 3.7%
Hawthorne	3	4	+ 33.3%	58	44	- 24.1%
Jordan Nbhd	9	14	+ 55.6%	131	154	+ 17.6%
Near North	0	3	--	25	55	+ 120.0%
Sumner-Glenwood	1	0	- 100.0%	14	15	+ 7.1%
Willard-Hay	20	11	- 45.0%	123	121	- 1.6%

Closed Sales

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	0	1	--	24	19	- 20.8%
Hawthorne	2	0	- 100.0%	44	28	- 36.4%
Jordan Nbhd	5	11	+ 120.0%	104	92	- 11.5%
Near North	0	1	--	23	21	- 8.7%
Sumner-Glenwood	0	0	--	9	9	0.0%
Willard-Hay	14	4	- 71.4%	91	91	0.0%

Median Sales Price

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	\$0	\$277,000	--	\$232,500	\$285,000	+ 22.6%
Hawthorne	\$290,000	\$0	- 100.0%	\$249,000	\$215,000	- 13.7%
Jordan Nbhd	\$196,000	\$183,500	- 6.4%	\$227,450	\$232,000	+ 2.0%
Near North	\$0	\$340,000	--	\$276,500	\$281,500	+ 1.8%
Sumner-Glenwood	\$0	\$0	--	\$355,000	\$298,000	- 16.1%
Willard-Hay	\$257,000	\$193,250	- 24.8%	\$260,000	\$252,500	- 2.9%

Days on Market Until Sale

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	0	151	--	66	39	- 40.9%
Hawthorne	48	0	- 100.0%	75	60	- 20.0%
Jordan Nbhd	93	58	- 37.6%	59	52	- 11.9%
Near North	0	12	--	29	36	+ 24.1%
Sumner-Glenwood	0	0	--	164	78	- 52.4%
Willard-Hay	80	53	- 33.8%	43	45	+ 4.7%

Pct. Of Original Price Received

	8-2025	8-2026	+ / -	Prior Year R12*	Current R12*	+ / -
Harrison	0.0%	103.0%	--	96.6%	100.7%	+ 4.2%
Hawthorne	100.8%	0.0%	- 100.0%	101.8%	95.8%	- 5.9%
Jordan Nbhd	110.1%	95.6%	- 13.2%	98.8%	98.6%	- 0.2%
Near North	0.0%	104.6%	--	99.7%	101.8%	+ 2.1%
Sumner-Glenwood	0.0%	0.0%	--	97.8%	96.2%	- 1.6%
Willard-Hay	99.7%	96.8%	- 2.9%	100.4%	97.7%	- 2.7%

Inventory

	8-2025	8-2026	+ / -	8-2025	8-2026	+ / -
Harrison	3	3	0.0%	1.5	1.7	+ 13.3%
Hawthorne	10	9	- 10.0%	2.8	3.5	+ 25.0%
Jordan Nbhd	21	28	+ 33.3%	2.6	3.5	+ 34.6%
Near North	3	13	+ 333.3%	1.2	5.9	+ 391.7%
Sumner-Glenwood	4	3	- 25.0%	2.7	2.3	- 14.8%
Willard-Hay	27	18	- 33.3%	3.3	2.5	- 24.2%

Months Supply

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