



Minneapolis – Near North

+ 10.4%

Change in
New Listings

+ 32.0%

Change in
Closed Sales

+ 24.9%

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	48	53	+ 10.4%	277	299	+ 7.9%
Closed Sales	25	33	+ 32.0%	223	219	-1.8%
Median Sales Price*	\$192,000	\$239,900	+ 24.9%	\$188,350	\$209,900	+ 11.4%
Average Sales Price*	\$223,668	\$245,461	+ 9.7%	\$203,075	\$216,292	+ 6.5%
Price Per Square Foot*	\$148	\$145	-2.4%	\$133	\$138	+ 3.5%
Percent of Original List Price Received*	99.9%	100.8%	+ 0.9%	101.6%	100.0%	-1.6%
Days on Market Until Sale	31	34	+ 9.7%	38	39	+ 2.6%
Inventory of Homes for Sale	57	52	-8.8%	--	--	--
Months Supply of Inventory	2.0	1.9	-5.0%	--	--	--

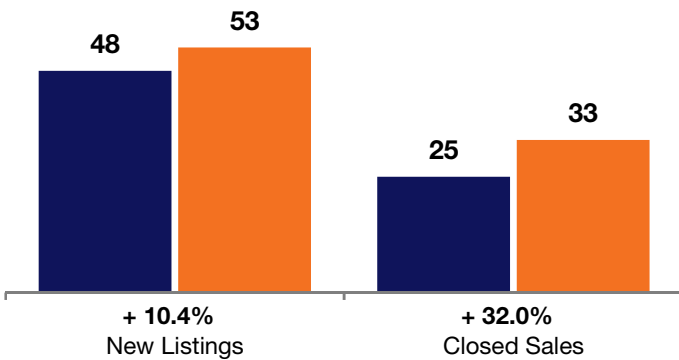
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

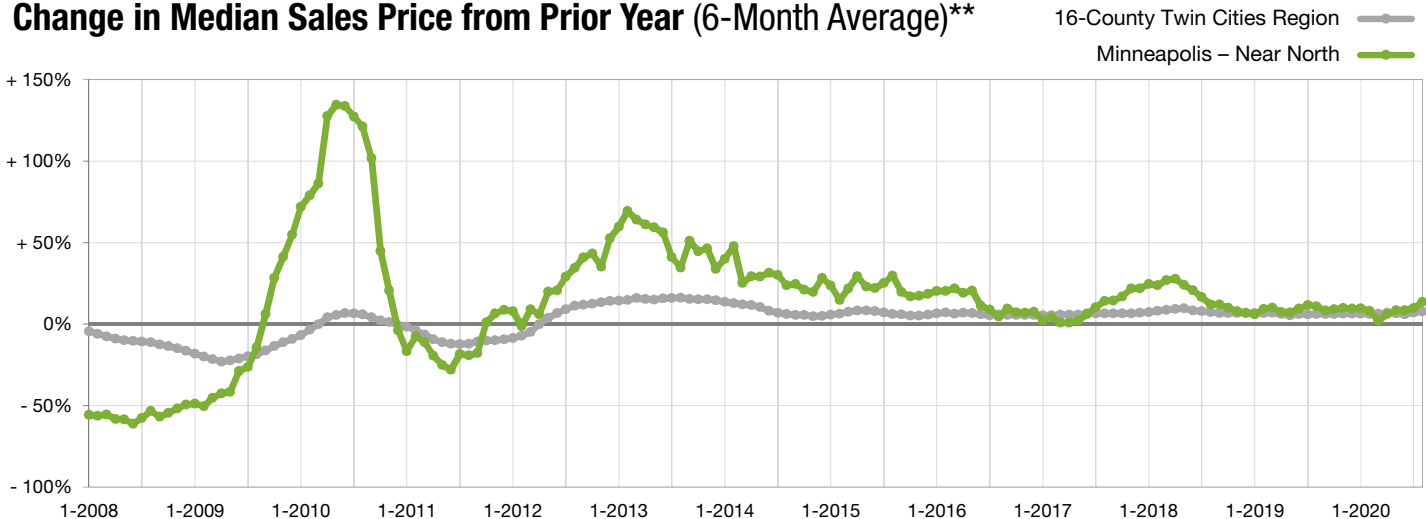
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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



** 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 2020

A RESEARCH TOOL PROVIDED BY THE SAINT PAUL AREA ASSOCIATION OF REALTORS®



Neighborhoods of Minneapolis – Near North

New Listings

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Harrison	1	1	0.0%	6	9	+ 50.0%
Hawthorne	9	7	- 22.2%	43	42	- 2.3%
Jordan Nbhd	11	18	+ 63.6%	95	105	+ 10.5%
Near North	8	8	0.0%	32	37	+ 15.6%
Sumner-Glenwood	2	5	+ 150.0%	13	23	+ 76.9%
Willard-Hay	17	14	- 17.6%	88	83	- 5.7%

Closed Sales

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Harrison	1	2	+ 100.0%	5	12	+ 140.0%
Hawthorne	1	5	+ 400.0%	36	30	- 16.7%
Jordan Nbhd	12	12	0.0%	74	76	+ 2.7%
Near North	4	4	0.0%	24	24	0.0%
Sumner-Glenwood	1	1	0.0%	10	9	- 10.0%
Willard-Hay	6	9	+ 50.0%	74	68	- 8.1%

Median Sales Price

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Harrison	\$192,000	\$269,200	+ 40.2%	\$197,600	\$212,500	+ 7.5%
Hawthorne	\$146,400	\$255,000	+ 74.2%	\$173,500	\$161,000	- 7.2%
Jordan Nbhd	\$189,950	\$228,700	+ 20.4%	\$176,100	\$200,000	+ 13.6%
Near North	\$222,500	\$189,950	- 14.6%	\$212,500	\$210,813	- 0.8%
Sumner-Glenwood	\$760,000	\$345,000	- 54.6%	\$342,500	\$345,000	+ 0.7%
Willard-Hay	\$238,450	\$250,000	+ 4.8%	\$198,450	\$228,750	+ 15.3%

Days on Market Until Sale

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Harrison	6	10	+ 66.7%	31	37	+ 19.4%
Hawthorne	145	41	- 71.7%	41	49	+ 19.5%
Jordan Nbhd	34	49	+ 44.1%	40	42	+ 5.0%
Near North	19	28	+ 47.4%	48	40	- 16.7%
Sumner-Glenwood	9	24	+ 166.7%	25	20	- 20.0%
Willard-Hay	23	18	- 21.7%	34	33	- 2.9%

Pct. Of Original Price Received

	8-2019	8-2020	+ / -	YTD 2019	YTD 2020	+ / -
Harrison	106.7%	103.0%	- 3.5%	105.4%	99.3%	- 5.8%
Hawthorne	97.7%	100.5%	+ 2.9%	102.2%	98.7%	- 3.4%
Jordan Nbhd	99.6%	100.8%	+ 1.2%	100.7%	99.8%	- 0.9%
Near North	101.1%	93.9%	- 7.1%	104.6%	100.2%	- 4.2%
Sumner-Glenwood	95.0%	96.1%	+ 1.2%	99.7%	101.1%	+ 1.4%
Willard-Hay	99.7%	104.1%	+ 4.4%	101.2%	100.8%	- 0.4%

Inventory

	8-2019	8-2020	+ / -
Harrison	2	0	- 100.0%
Hawthorne	13	9	- 30.8%
Jordan Nbhd	16	17	+ 6.3%
Near North	7	9	+ 28.6%
Sumner-Glenwood	2	7	+ 250.0%
Willard-Hay	17	10	- 41.2%

Months Supply

	8-2019	8-2020	+ / -
Harrison	1.8	0.0	- 100.0%
Hawthorne	2.9	2.2	- 24.1%
Jordan Nbhd	1.7	1.8	+ 5.9%
Near North	1.8	2.9	+ 61.1%
Sumner-Glenwood	1.2	4.8	+ 300.0%
Willard-Hay	1.9	1.2	- 36.8%