

# Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Clearwater

**+ 500.0%**

**+ 20.0%**

**- 8.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### April

### Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	6	+ 500.0%	68	66	-2.9%
Closed Sales	5	6	+ 20.0%	53	53	0.0%
Median Sales Price*	\$355,000	<b>\$326,500</b>	-8.0%	\$325,000	<b>\$319,900</b>	-1.6%
Average Sales Price*	\$389,780	<b>\$315,517</b>	-19.1%	\$356,987	<b>\$349,887</b>	-2.0%
Price Per Square Foot*	\$208	<b>\$155</b>	-25.4%	\$197	<b>\$196</b>	-0.9%
Percent of Original List Price Received*	98.7%	<b>97.6%</b>	-1.1%	99.3%	<b>98.5%</b>	-0.8%
Days on Market Until Sale	101	<b>64</b>	-36.6%	53	<b>57</b>	+ 7.5%
Inventory of Homes for Sale	6	<b>11</b>	+ 83.3%	--	--	--
Months Supply of Inventory	1.3	<b>2.5</b>	+ 92.3%	--	--	--

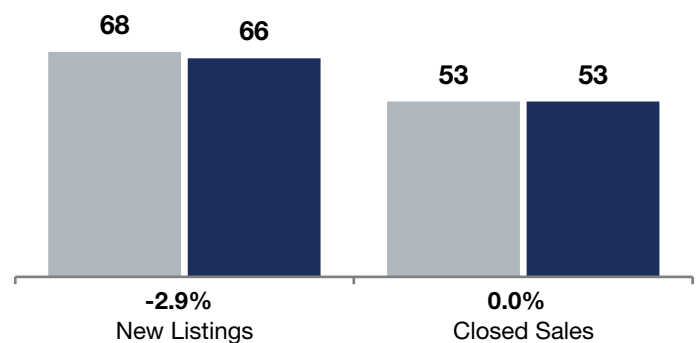
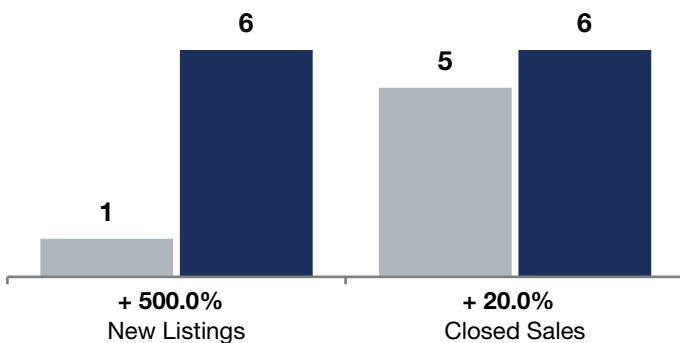
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

■ 2024 ■ 2025

### Rolling 12 Months

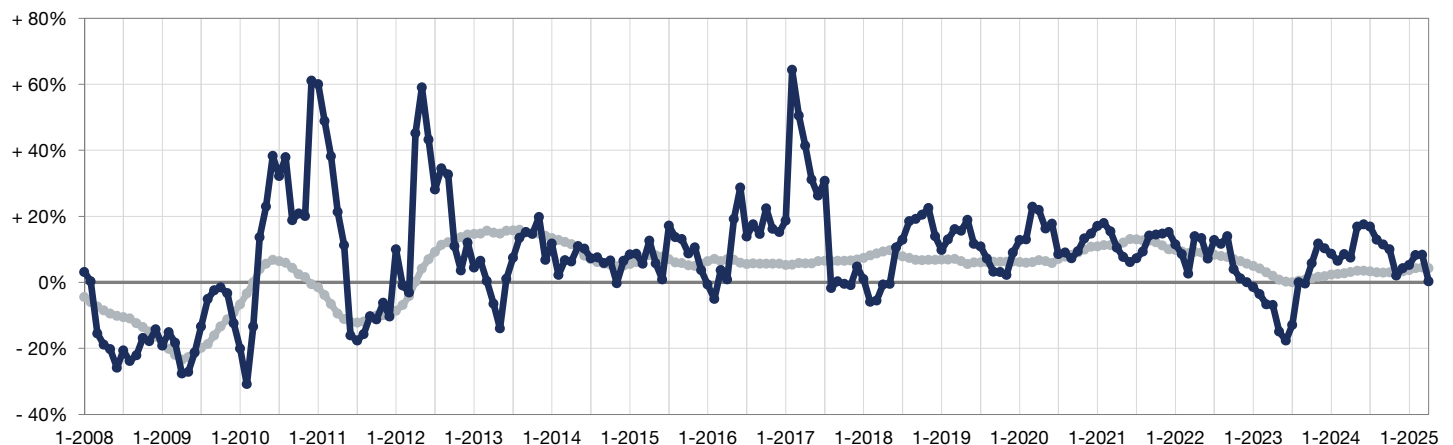
■ 2024 ■ 2025



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

16-County Twin Cities Region

Clearwater



\*\* 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.