

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Cokato

+ 25.0%

+ 200.0%

+ 19.1%

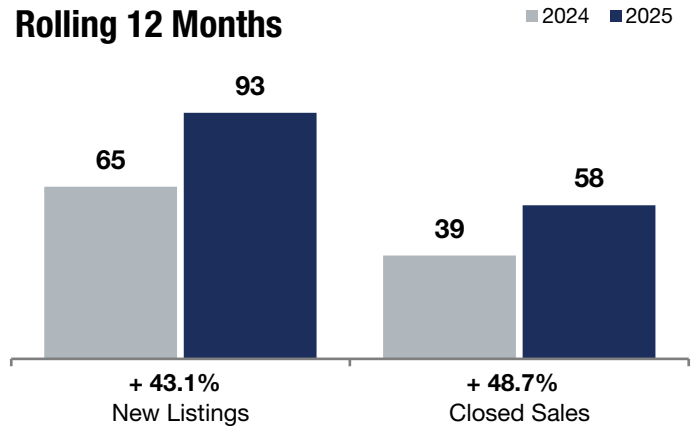
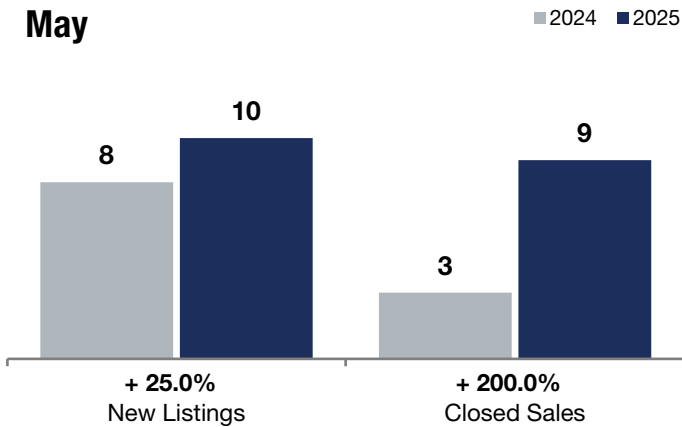
Change in
New Listings

Change in
Closed Sales

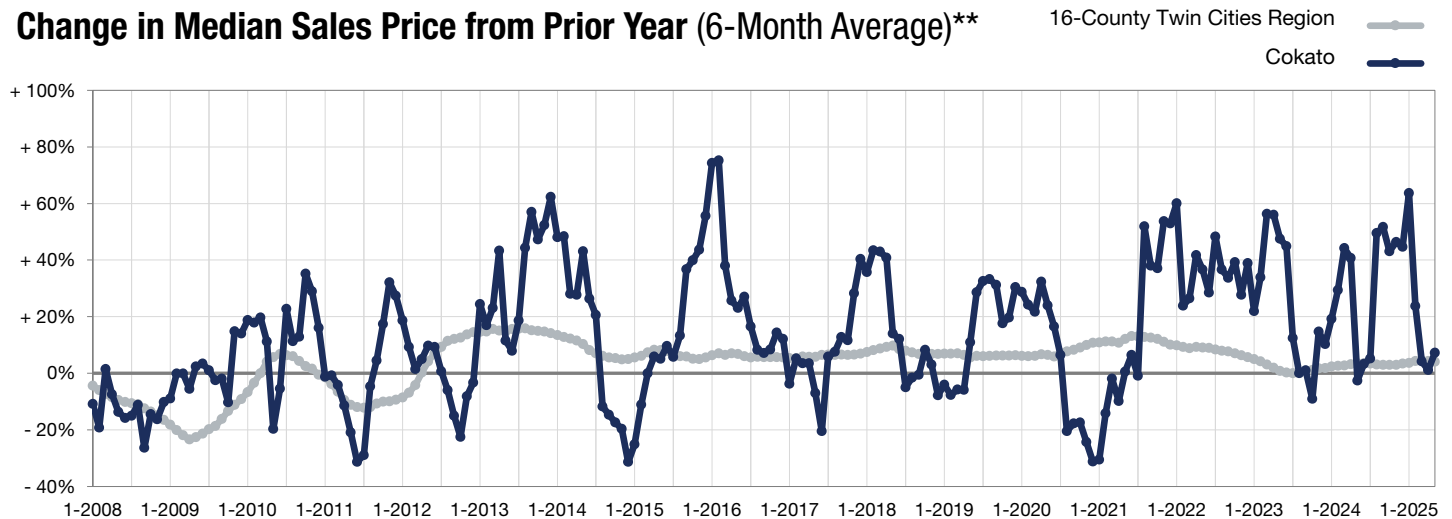
Change in
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	8	10	+ 25.0%	65	93	+ 43.1%
Closed Sales	3	9	+ 200.0%	39	58	+ 48.7%
Median Sales Price*	\$235,000	\$280,000	+ 19.1%	\$275,000	\$288,750	+ 5.0%
Average Sales Price*	\$230,000	\$381,044	+ 65.7%	\$303,999	\$310,546	+ 2.2%
Price Per Square Foot*	\$232	\$200	-14.0%	\$184	\$174	-5.1%
Percent of Original List Price Received*	98.3%	94.8%	-3.6%	96.6%	97.5%	+ 0.9%
Days on Market Until Sale	73	42	-42.5%	51	53	+ 3.9%
Inventory of Homes for Sale	16	24	+ 50.0%	--	--	--
Months Supply of Inventory	4.5	5.0	+ 11.1%	--	--	--

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



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.