

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Ham Lake

+ 30.8%

+ 38.5%

- 7.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	26	34	+ 30.8%	235	268	+ 14.0%
Closed Sales	13	18	+ 38.5%	165	142	-13.9%
Median Sales Price*	\$560,000	\$520,000	-7.1%	\$519,900	\$538,000	+ 3.5%
Average Sales Price*	\$606,036	\$565,156	-6.7%	\$564,482	\$596,652	+ 5.7%
Price Per Square Foot*	\$218	\$193	-11.6%	\$212	\$206	-2.9%
Percent of Original List Price Received*	100.4%	95.7%	-4.7%	98.8%	98.0%	-0.8%
Days on Market Until Sale	38	67	+ 76.3%	66	61	-7.6%
Inventory of Homes for Sale	44	65	+ 47.7%	--	--	--
Months Supply of Inventory	3.5	5.2	+ 48.6%	--	--	--

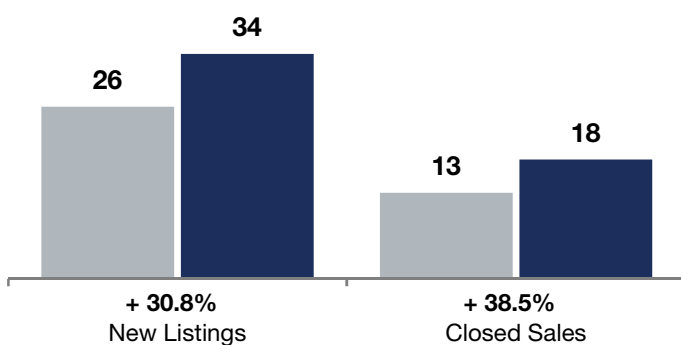
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 2024 ■ 2025

Rolling 12 Months

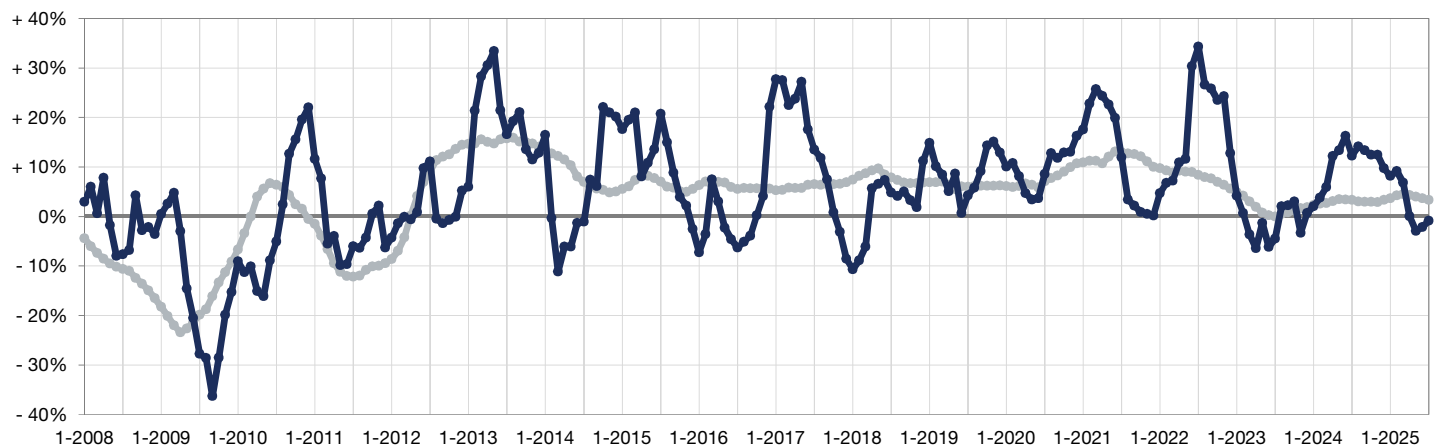
■ 2024 ■ 2025



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

16-County Twin Cities Region

Ham Lake



** 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.