

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Vadnais Heights

+ 94.4%

Change in
New Listings

+ 29.4%

Change in
Closed Sales

+ 3.2%

Change in
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	18	35	+ 94.4%	229	259	+ 13.1%
Closed Sales	17	22	+ 29.4%	178	192	+ 7.9%
Median Sales Price*	\$395,000	\$407,500	+ 3.2%	\$360,000	\$373,500	+ 3.8%
Average Sales Price*	\$347,647	\$478,975	+ 37.8%	\$395,055	\$419,115	+ 6.1%
Price Per Square Foot*	\$200	\$195	-2.6%	\$210	\$203	-3.0%
Percent of Original List Price Received*	98.4%	99.3%	+ 0.9%	99.0%	99.3%	+ 0.3%
Days on Market Until Sale	33	23	-30.3%	39	39	0.0%
Inventory of Homes for Sale	30	44	+ 46.7%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

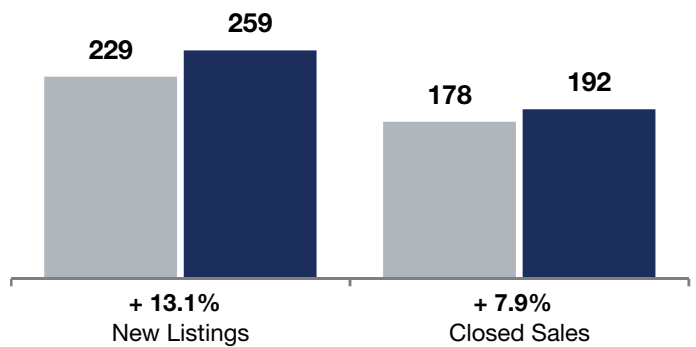
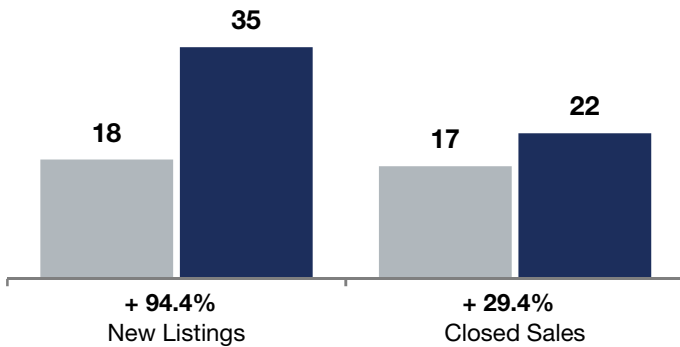
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 2024 ■ 2025

Rolling 12 Months

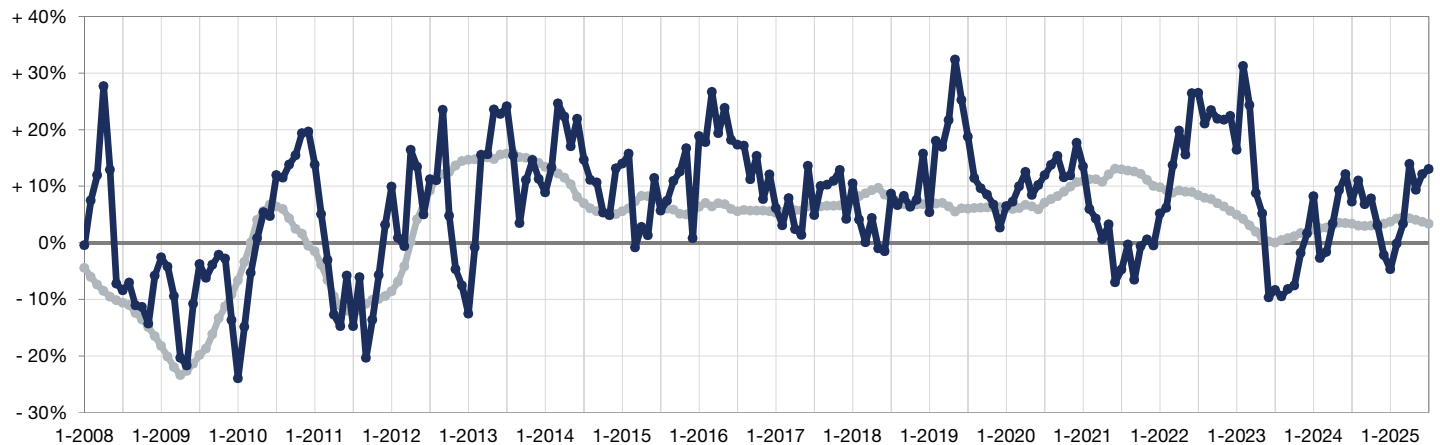
■ 2024 ■ 2025



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

16-County Twin Cities Region

Vadnais Heights



** 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.