

# Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Audubon Park

**- 20.0%**

Change in  
New Listings

**- 44.4%**

Change in  
Closed Sales

**- 17.6%**

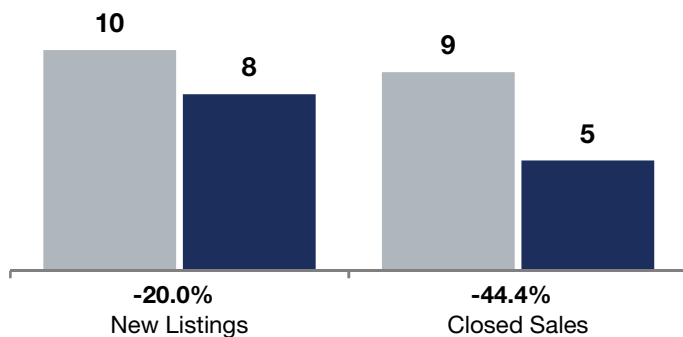
Change in  
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	10	8	-20.0%	84	75	-10.7%
Closed Sales	9	5	-44.4%	68	65	-4.4%
Median Sales Price*	\$370,000	<b>\$305,000</b>	-17.6%	\$351,000	<b>\$349,000</b>	-0.6%
Average Sales Price*	\$385,817	<b>\$327,500</b>	-15.1%	\$358,003	<b>\$356,897</b>	-0.3%
Price Per Square Foot*	\$238	<b>\$262</b>	+ 9.7%	\$248	<b>\$248</b>	+ 0.2%
Percent of Original List Price Received*	102.6%	<b>107.3%</b>	+ 4.6%	102.9%	<b>103.3%</b>	+ 0.4%
Days on Market Until Sale	32	<b>11</b>	-65.6%	21	<b>21</b>	0.0%
Inventory of Homes for Sale	6	<b>5</b>	-16.7%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	-10.0%	--	--	--

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

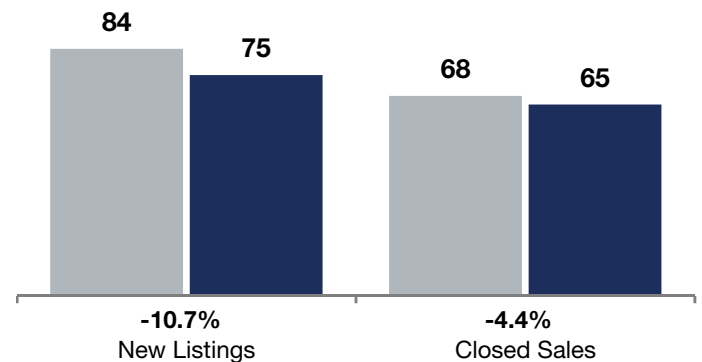
### August

■ 2024 ■ 2025



### Rolling 12 Months

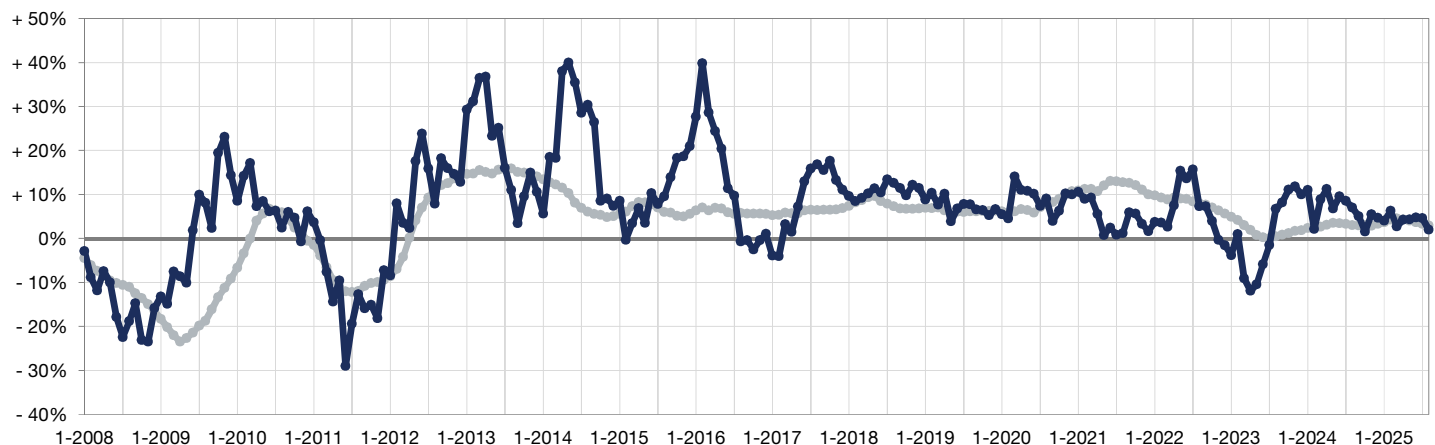
■ 2024 ■ 2025



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

16-County Twin Cities Region

Audubon Park



\*\* 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.