

# Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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- 100.0%

- 100.0%

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Birchwood Village

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	0	0	--	5	3	-40.0%
Closed Sales	1	0	-100.0%	4	3	-25.0%
Median Sales Price*	\$630,000	\$0	-100.0%	\$562,500	<b>\$325,000</b>	-42.2%
Average Sales Price*	\$630,000	\$0	-100.0%	\$541,250	<b>\$330,000</b>	-39.0%
Price Per Square Foot*	\$184	\$0	-100.0%	\$194	<b>\$208</b>	+ 7.5%
Percent of Original List Price Received*	86.9%	0.0%	-100.0%	97.4%	<b>85.2%</b>	-12.5%
Days on Market Until Sale	59	0	-100.0%	34	<b>88</b>	+ 158.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

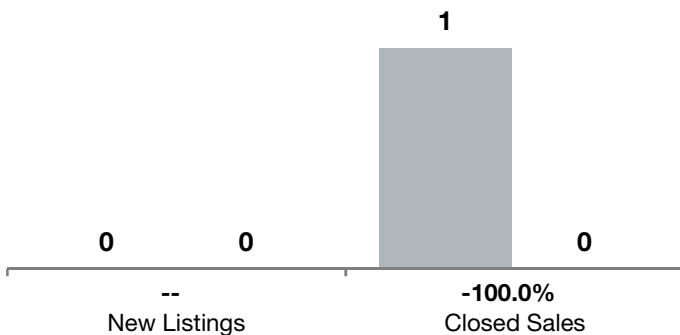
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

■ 2024 ■ 2025

### Rolling 12 Months

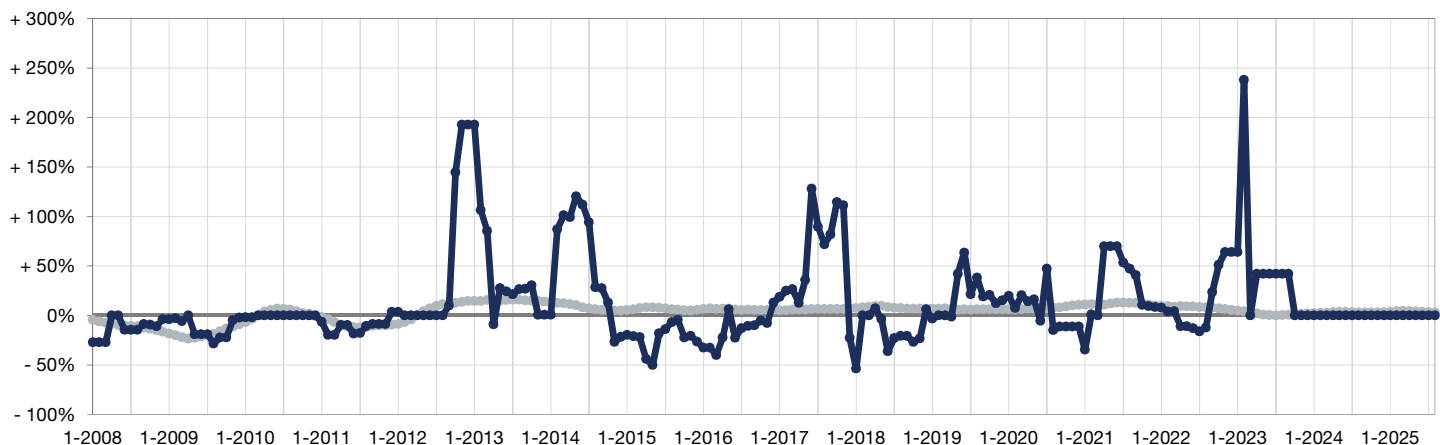
■ 2024 ■ 2025



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

16-County Twin Cities Region

Birchwood Village



\*\* 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.