

# Local Market Update – August 2025

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## Clear Lake

**+ 31.3%**

**- 41.7%**

**+ 3.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	16	21	+ 31.3%	174	159	-8.6%
Closed Sales	12	7	-41.7%	79	95	+ 20.3%
Median Sales Price*	\$372,200	<b>\$384,000</b>	+ 3.2%	\$359,900	<b>\$339,950</b>	-5.5%
Average Sales Price*	\$418,025	<b>\$403,952</b>	-3.4%	\$387,493	<b>\$363,387</b>	-6.2%
Price Per Square Foot*	\$235	<b>\$216</b>	-8.1%	\$219	<b>\$217</b>	-1.1%
Percent of Original List Price Received*	98.6%	<b>98.0%</b>	-0.6%	97.0%	<b>97.7%</b>	+ 0.7%
Days on Market Until Sale	53	<b>59</b>	+ 11.3%	50	<b>78</b>	+ 56.0%
Inventory of Homes for Sale	84	<b>86</b>	+ 2.4%	--	--	--
Months Supply of Inventory	12.4	<b>11.1</b>	-10.5%	--	--	--

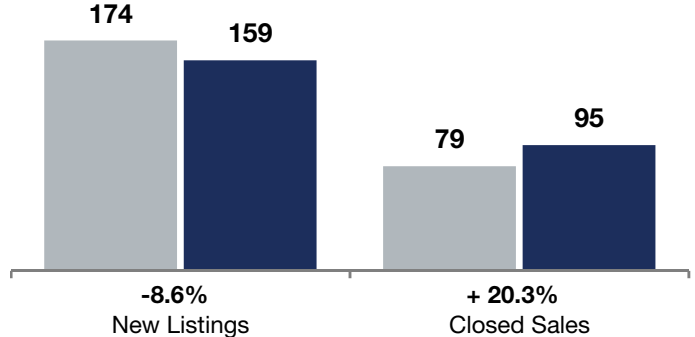
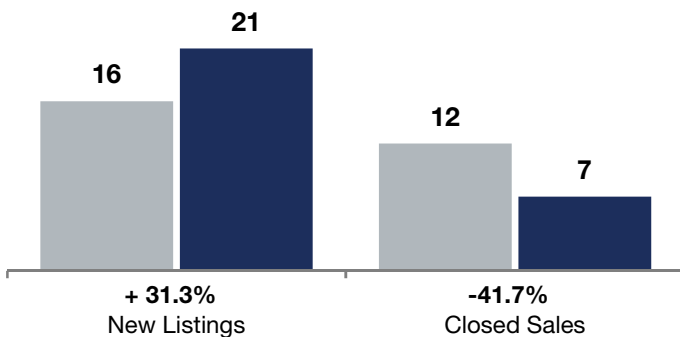
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

■ 2024 ■ 2025

### Rolling 12 Months

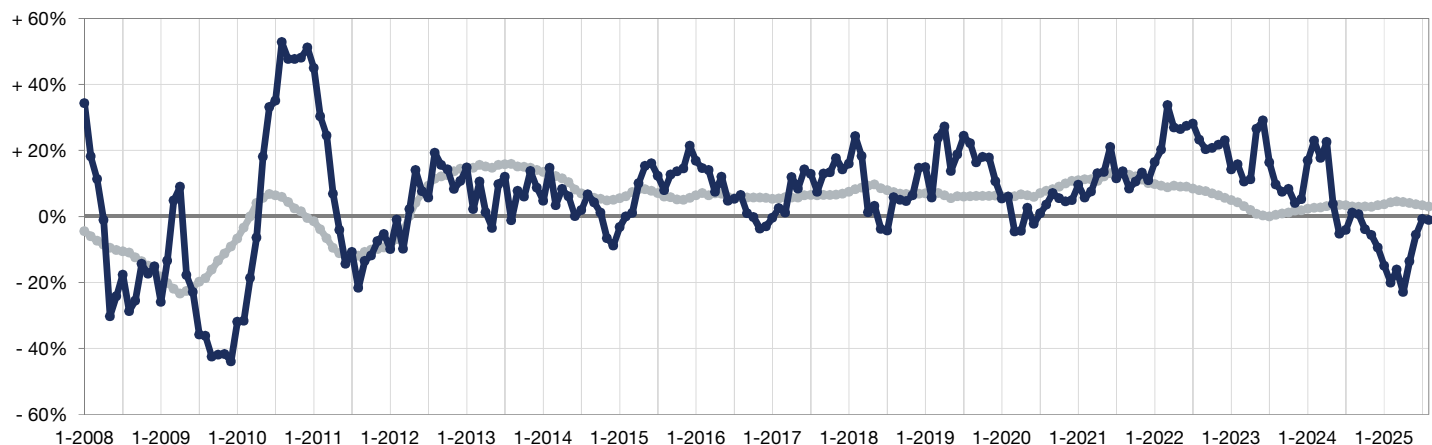
■ 2024 ■ 2025



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

16-County Twin Cities Region

Clear 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.