

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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0.0%

Change in
New Listings

- 16.7%

Change in
Closed Sales

- 44.2%

Change in
Median Sales Price

August

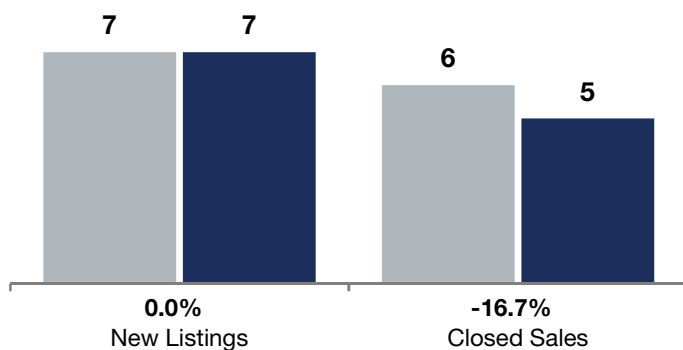
Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	7	0.0%	69	83	+ 20.3%
Closed Sales	6	5	-16.7%	43	55	+ 27.9%
Median Sales Price*	\$404,950	\$226,000	-44.2%	\$295,000	\$280,000	-5.1%
Average Sales Price*	\$387,553	\$240,000	-38.1%	\$329,592	\$293,426	-11.0%
Price Per Square Foot*	\$161	\$183	+ 13.7%	\$171	\$181	+ 5.6%
Percent of Original List Price Received*	96.2%	94.1%	-2.2%	97.1%	97.1%	0.0%
Days on Market Until Sale	27	27	0.0%	61	47	-23.0%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	6.6	5.6	-15.2%	--	--	--

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

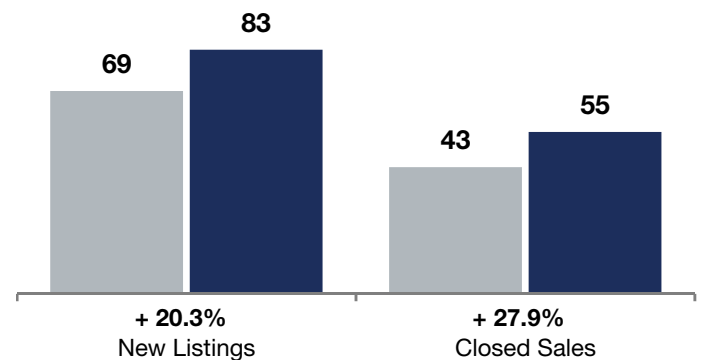
August

■ 2024 ■ 2025



Rolling 12 Months

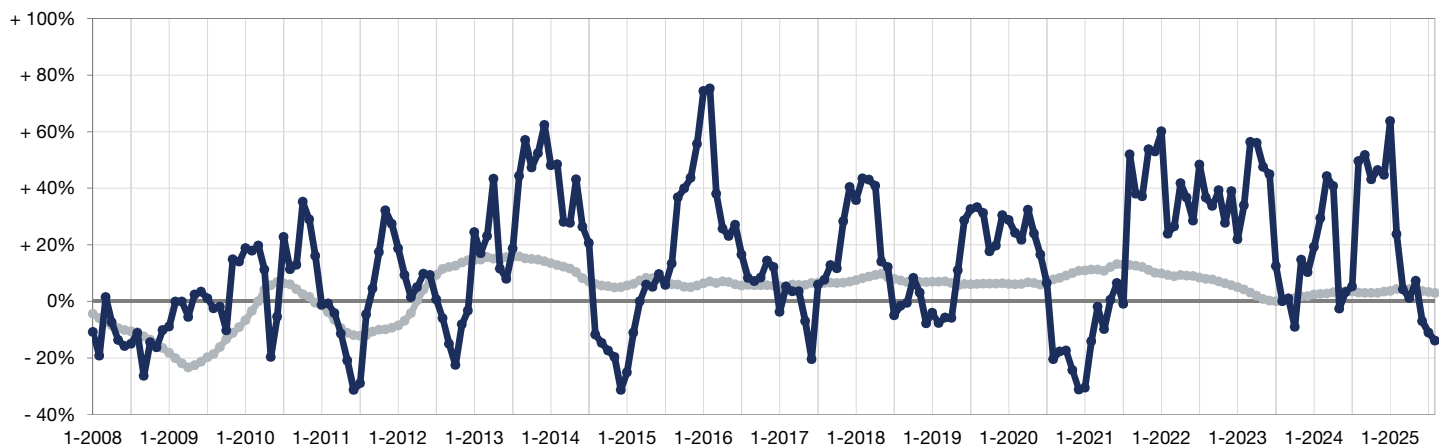
■ 2024 ■ 2025



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

16-County Twin Cities Region

Cokato



** 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.