

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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- 57.1%

+ 150.0%

+ 8.3%

Change in
New Listings

Change in
Closed Sales

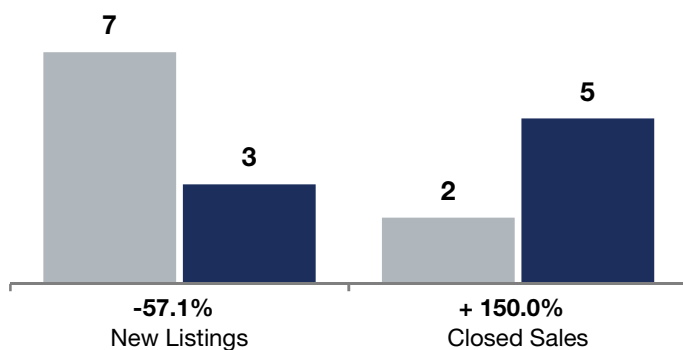
Change in
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	3	-57.1%	82	65	-20.7%
Closed Sales	2	5	+ 150.0%	53	46	-13.2%
Median Sales Price*	\$406,356	\$440,000	+ 8.3%	\$406,900	\$408,929	+ 0.5%
Average Sales Price*	\$406,356	\$428,856	+ 5.5%	\$408,896	\$401,593	-1.8%
Price Per Square Foot*	\$349	\$236	-32.5%	\$231	\$218	-5.5%
Percent of Original List Price Received*	101.6%	98.0%	-3.5%	101.1%	99.1%	-2.0%
Days on Market Until Sale	511	89	-82.6%	79	106	+ 34.2%
Inventory of Homes for Sale	31	19	-38.7%	--	--	--
Months Supply of Inventory	7.3	5.2	-28.8%	--	--	--

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

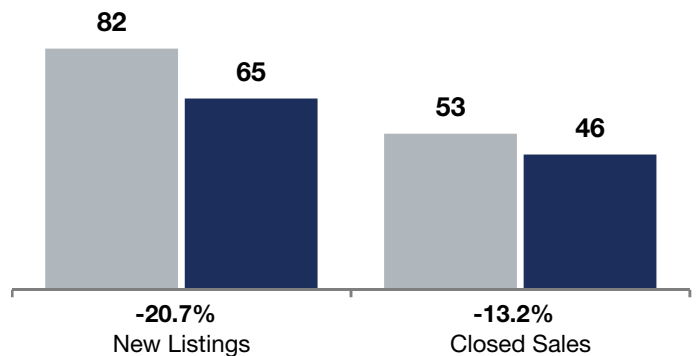
August

■ 2024 ■ 2025



Rolling 12 Months

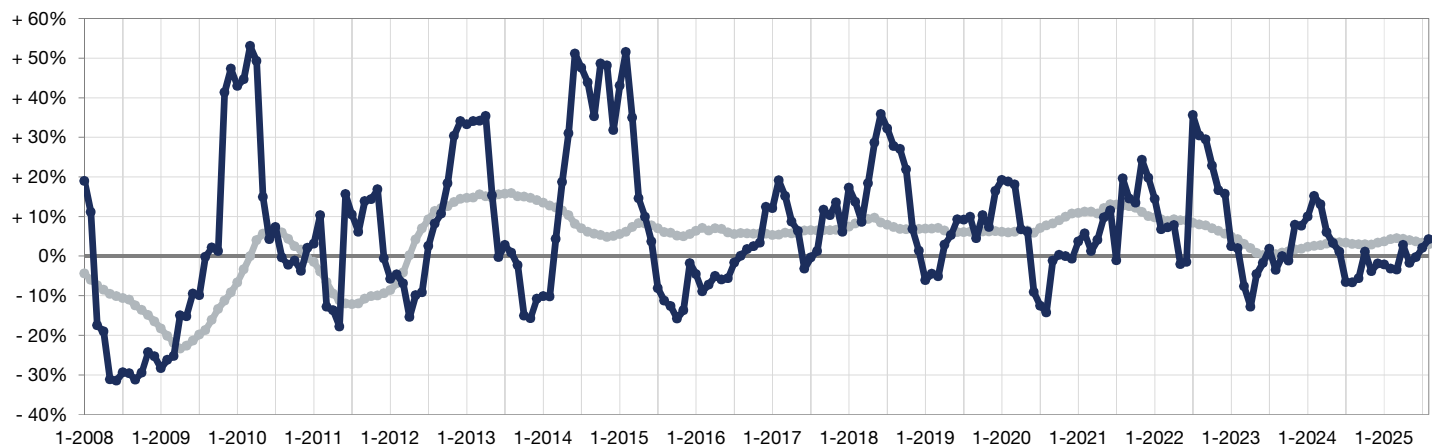
■ 2024 ■ 2025



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

16-County Twin Cities Region

Cologne



** 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.