

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



East Bethel

- 16.0%

+ 57.1%

+ 12.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	25	21	-16.0%	175	179	+ 2.3%
Closed Sales	14	22	+ 57.1%	125	136	+ 8.8%
Median Sales Price*	\$398,000	\$449,450	+ 12.9%	\$405,000	\$412,500	+ 1.9%
Average Sales Price*	\$472,914	\$438,847	-7.2%	\$425,256	\$430,285	+ 1.2%
Price Per Square Foot*	\$217	\$235	+ 8.2%	\$215	\$220	+ 2.4%
Percent of Original List Price Received*	98.9%	101.1%	+ 2.2%	99.5%	98.7%	-0.8%
Days on Market Until Sale	40	41	+ 2.5%	44	48	+ 9.1%
Inventory of Homes for Sale	37	40	+ 8.1%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--

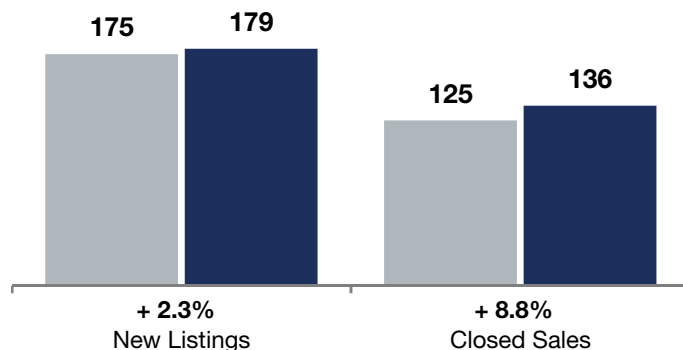
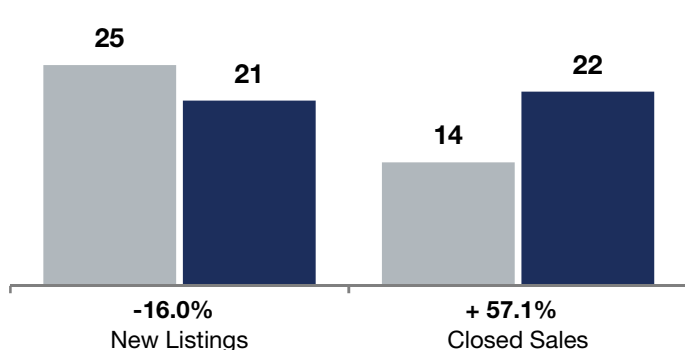
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2024 ■ 2025

Rolling 12 Months

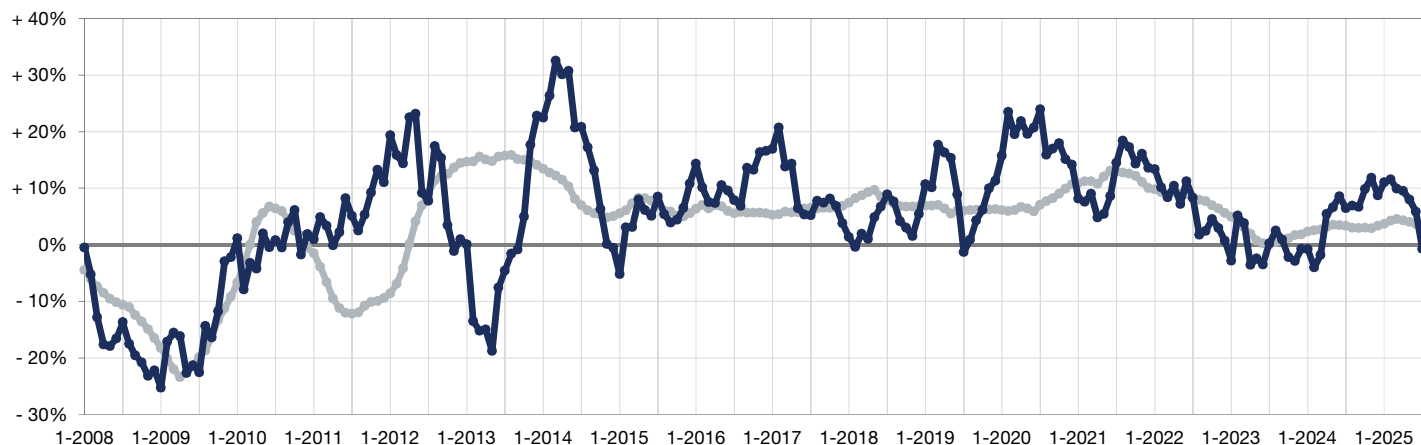
■ 2024 ■ 2025



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

16-County Twin Cities Region

East Bethel



** 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.