

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Ham Lake

+ 60.0%

Change in
New Listings

+ 63.6%

Change in
Closed Sales

- 9.1%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	24	+ 60.0%	221	278	+ 25.8%
Closed Sales	11	18	+ 63.6%	152	150	-1.3%
Median Sales Price*	\$595,000	\$541,000	-9.1%	\$541,500	\$530,825	-2.0%
Average Sales Price*	\$699,989	\$716,520	+ 2.4%	\$577,639	\$602,781	+ 4.4%
Price Per Square Foot*	\$209	\$231	+ 10.8%	\$212	\$209	-1.3%
Percent of Original List Price Received*	97.8%	100.1%	+ 2.4%	98.3%	98.3%	0.0%
Days on Market Until Sale	46	32	-30.4%	66	58	-12.1%
Inventory of Homes for Sale	43	70	+ 62.8%	--	--	--
Months Supply of Inventory	3.5	5.4	+ 54.3%	--	--	--

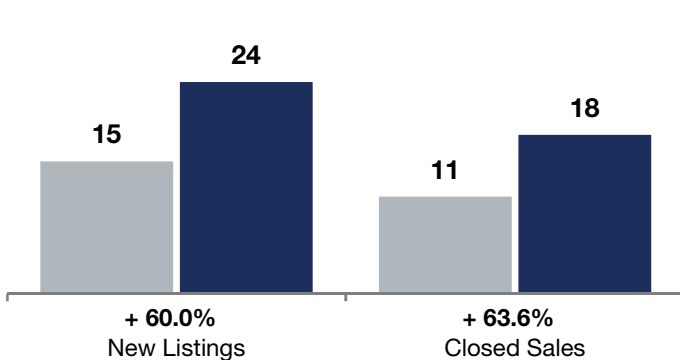
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2024 ■ 2025

Rolling 12 Months

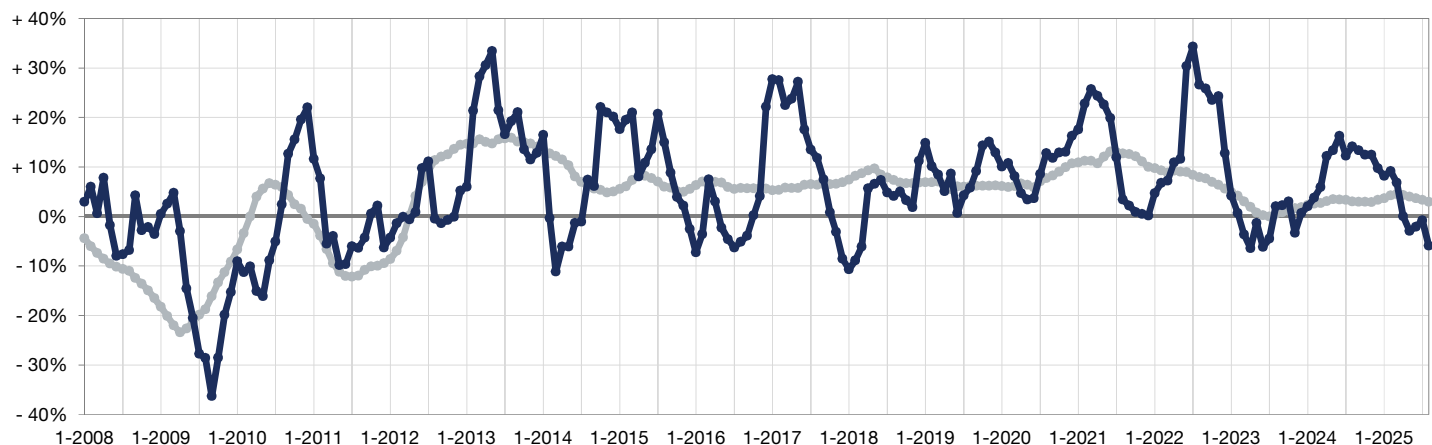
■ 2024 ■ 2025



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

16-County Twin Cities Region

Ham 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.