

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Monticello

- 11.4%

Change in
New Listings

- 15.0%

Change in
Closed Sales

+ 15.6%

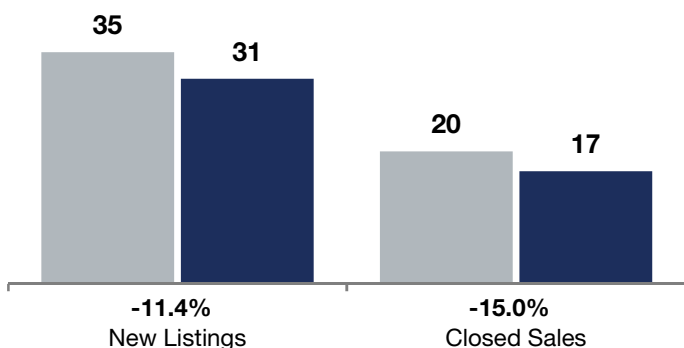
Change in
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	35	31	-11.4%	275	323	+ 17.5%
Closed Sales	20	17	-15.0%	192	202	+ 5.2%
Median Sales Price*	\$312,300	\$361,000	+ 15.6%	\$338,000	\$340,000	+ 0.6%
Average Sales Price*	\$326,075	\$414,037	+ 27.0%	\$358,500	\$363,948	+ 1.5%
Price Per Square Foot*	\$191	\$195	+ 2.3%	\$195	\$188	-3.5%
Percent of Original List Price Received*	99.5%	98.7%	-0.8%	98.6%	98.5%	-0.1%
Days on Market Until Sale	26	32	+ 23.1%	51	48	-5.9%
Inventory of Homes for Sale	48	57	+ 18.8%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 20.0%	--	--	--

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

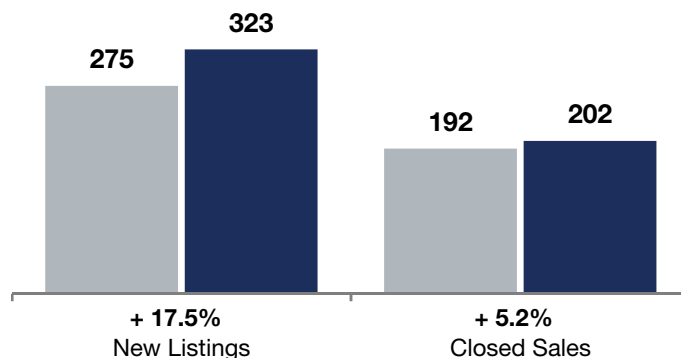
August

■ 2024 ■ 2025



Rolling 12 Months

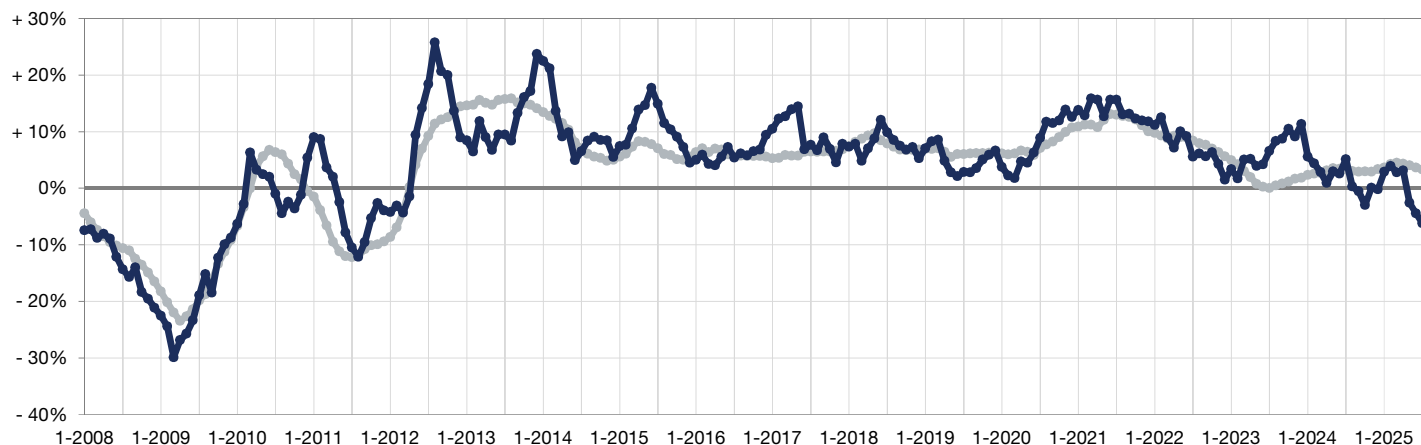
■ 2024 ■ 2025



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

16-County Twin Cities Region

Monticello



** 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.