

# Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## North Branch

**- 60.7%**

Change in  
New Listings

**0.0%**

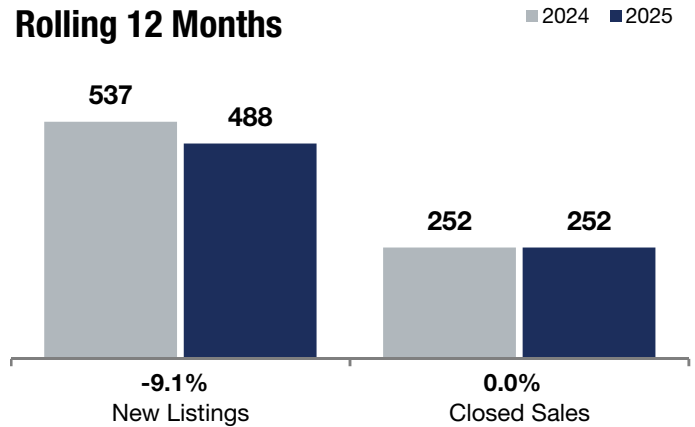
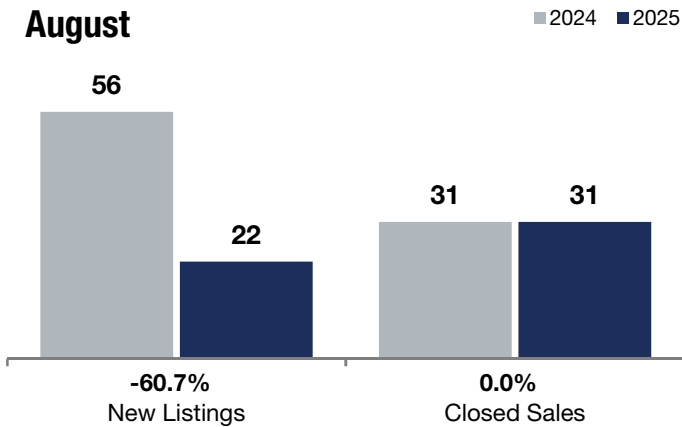
Change in  
Closed Sales

**+ 4.3%**

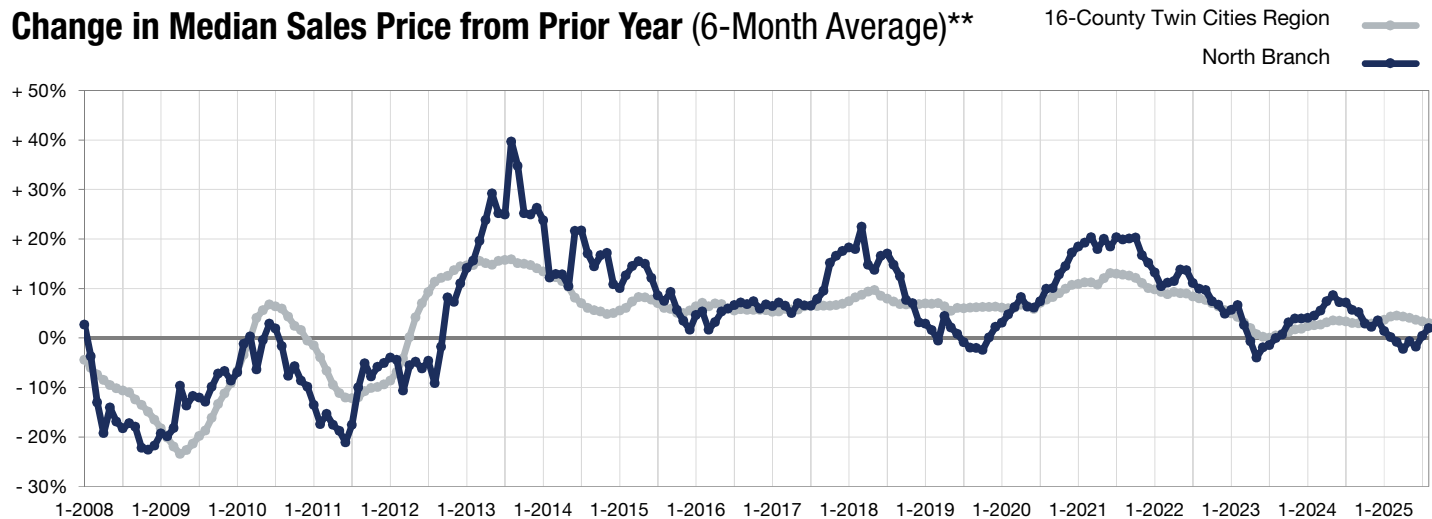
Change in  
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	56	22	-60.7%	537	488	-9.1%
Closed Sales	31	31	0.0%	252	252	0.0%
Median Sales Price*	\$350,000	<b>\$365,000</b>	+ 4.3%	\$342,250	<b>\$353,400</b>	+ 3.3%
Average Sales Price*	\$360,653	<b>\$407,024</b>	+ 12.9%	\$355,318	<b>\$366,429</b>	+ 3.1%
Price Per Square Foot*	\$224	<b>\$224</b>	0.0%	\$216	<b>\$223</b>	+ 3.3%
Percent of Original List Price Received*	97.2%	<b>99.0%</b>	+ 1.9%	99.2%	<b>98.6%</b>	-0.6%
Days on Market Until Sale	35	50	+ 42.9%	47	74	+ 57.4%
Inventory of Homes for Sale	79	54	-31.6%	--	--	--
Months Supply of Inventory	3.7	2.6	-29.7%	--	--	--

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



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



\*\* 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.