

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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- 100.0%

Change in
New Listings

- 50.0%

Change in
Closed Sales

+ 11.0%

Change in
Median Sales Price

	December			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2	0	-100.0%	58	63	+ 8.6%
Closed Sales	4	2	-50.0%	51	51	0.0%
Median Sales Price*	\$322,000	\$357,450	+ 11.0%	\$325,000	\$325,000	0.0%
Average Sales Price*	\$409,225	\$357,450	-12.7%	\$372,026	\$347,385	-6.6%
Price Per Square Foot*	\$210	\$213	+ 1.3%	\$202	\$185	-8.8%
Percent of Original List Price Received*	96.1%	98.6%	+ 2.6%	97.7%	97.4%	-0.3%
Days on Market Until Sale	70	114	+ 62.9%	57	63	+ 10.5%
Inventory of Homes for Sale	12	3	-75.0%	--	--	--
Months Supply of Inventory	3.0	0.7	-76.7%	--	--	--

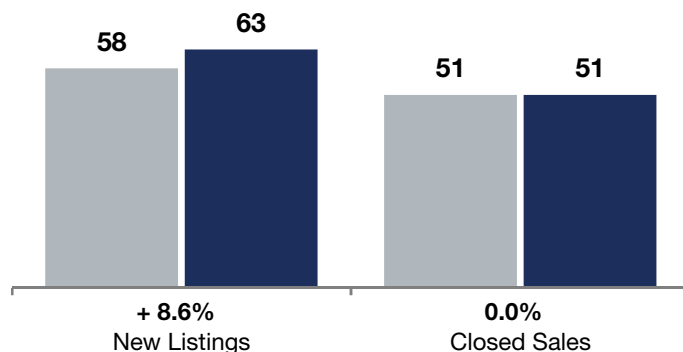
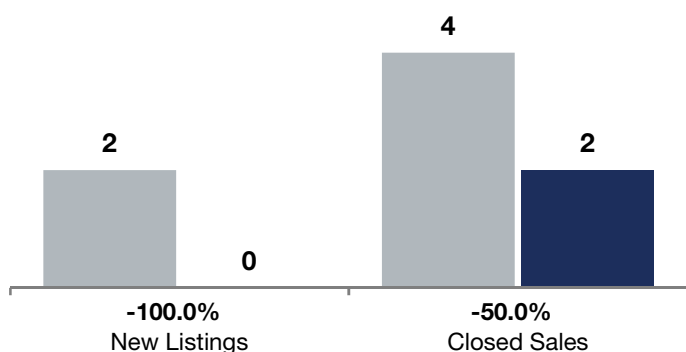
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 2024 ■ 2025

Rolling 12 Months

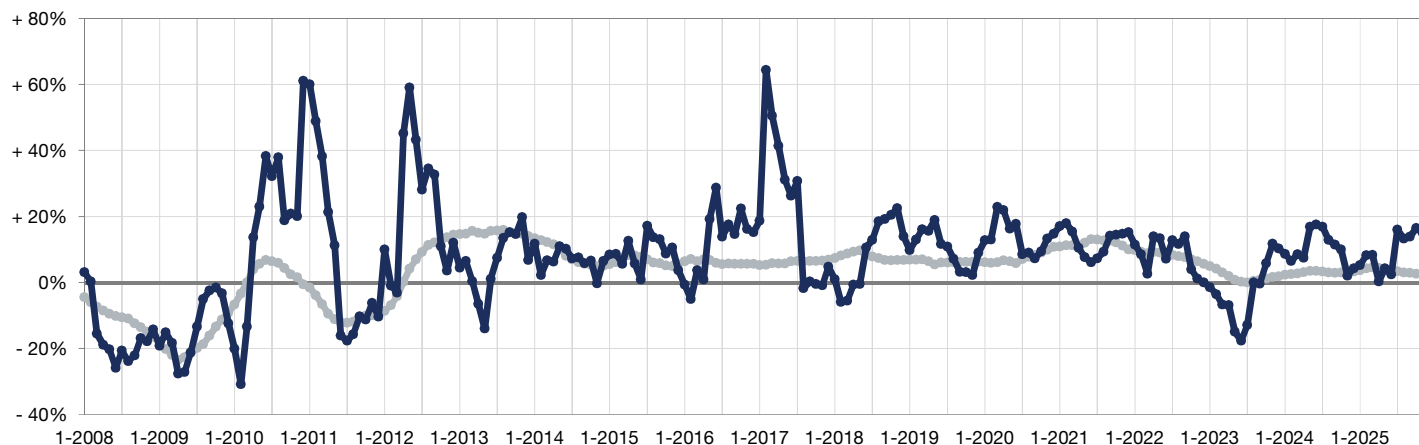
■ 2024 ■ 2025



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

16-County Twin Cities Region

Clearwater



** 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.