

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Cokato

0.0% **- 22.2%** **+ 48.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

### Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	1	0.0%	72	83	+ 15.3%
Closed Sales	9	7	-22.2%	48	57	+ 18.8%
Median Sales Price*	\$253,000	<b>\$375,000</b>	+ 48.2%	\$292,500	<b>\$280,000</b>	-4.3%
Average Sales Price*	\$247,089	<b>\$467,929</b>	+ 89.4%	\$310,018	<b>\$323,455</b>	+ 4.3%
Price Per Square Foot*	\$148	<b>\$198</b>	+ 33.2%	\$165	<b>\$190</b>	+ 15.2%
Percent of Original List Price Received*	98.9%	<b>95.4%</b>	-3.5%	97.4%	<b>96.8%</b>	-0.6%
Days on Market Until Sale	73	<b>92</b>	+ 26.0%	56	<b>52</b>	-7.1%
Inventory of Homes for Sale	5	<b>6</b>	+ 20.0%	--	--	--
Months Supply of Inventory	1.2	<b>1.2</b>	0.0%	--	--	--

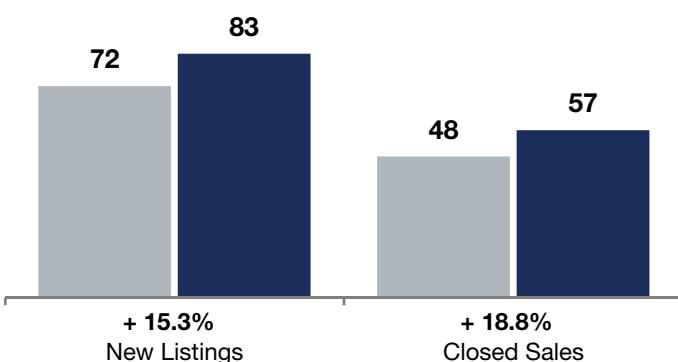
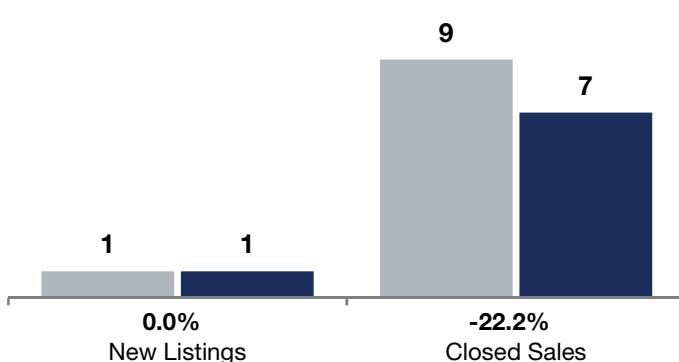
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

■ 2024 ■ 2025

### Rolling 12 Months

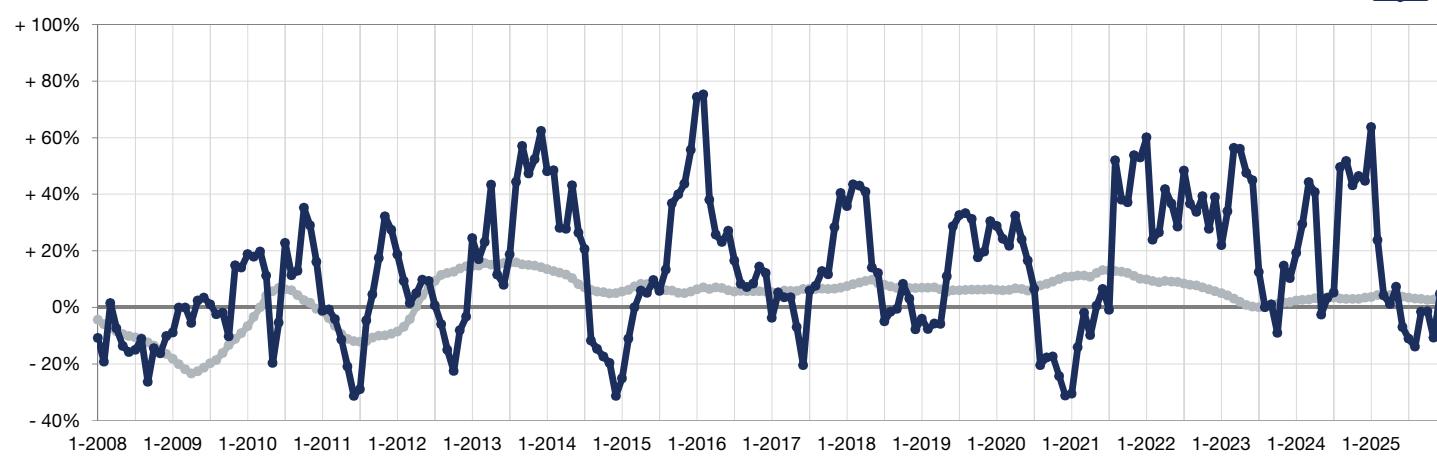
■ 2024 ■ 2025



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

16-County Twin Cities Region

Cokato



\*\* 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.