

Local Market Update – December 2025

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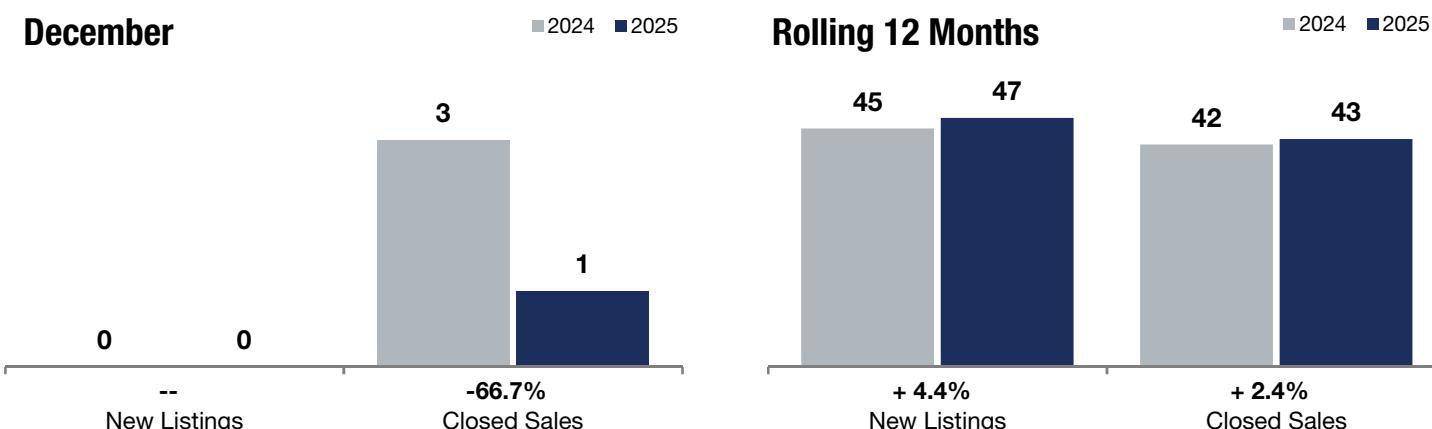


Cooper

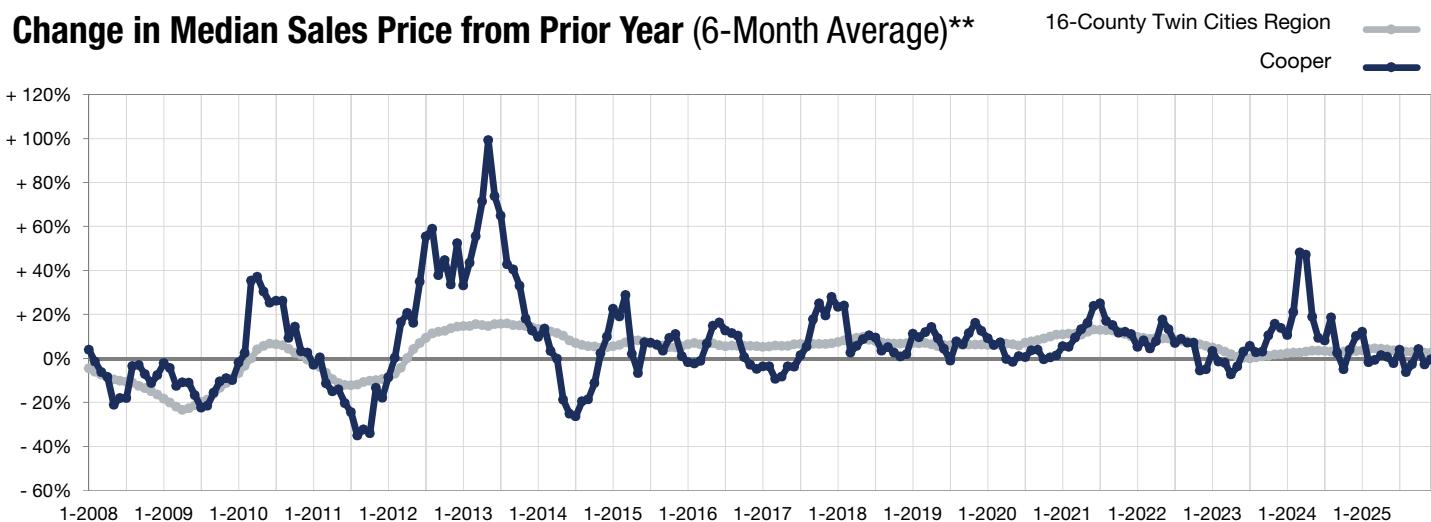
-- **- 66.7%** **+ 4.2%**

	Change in New Listings			Change in Closed Sales			Change in Median Sales Price		
	December			Rolling 12 Months					
	2024	2025	+ / -	2024	2025	+ / -	2024	2025	+ / -
New Listings	0	0	--	45	47	+ 4.4%			
Closed Sales	3	1	-66.7%	42	43	+ 2.4%			
Median Sales Price*	\$405,000	\$421,900	+ 4.2%	\$377,500	\$390,000	+ 3.3%			
Average Sales Price*	\$396,667	\$421,900	+ 6.4%	\$427,287	\$398,215	-6.8%			
Price Per Square Foot*	\$260	\$252	-3.2%	\$266	\$276	+ 3.8%			
Percent of Original List Price Received*	99.5%	93.8%	-5.7%	103.3%	104.8%	+ 1.5%			
Days on Market Until Sale	23	17	-26.1%	25	9	-64.0%			
Inventory of Homes for Sale	0	1	--	--	--	--			
Months Supply of Inventory	0.0	0.2	--	--	--	--			

* 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.