

# Local Market Update – December 2025

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## Cooper

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- 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	+ / -
New Listings	0	0	--	45	47	+ 4.4%
Closed Sales	3	1	-66.7%	42	43	+ 2.4%
Median Sales Price*	\$405,000	<b>\$421,900</b>	+ 4.2%	\$377,500	<b>\$390,000</b>	+ 3.3%
Average Sales Price*	\$396,667	<b>\$421,900</b>	+ 6.4%	\$427,287	<b>\$398,215</b>	-6.8%
Price Per Square Foot*	\$260	<b>\$252</b>	-3.2%	\$266	<b>\$276</b>	+ 3.8%
Percent of Original List Price Received*	99.5%	<b>93.8%</b>	-5.7%	103.3%	<b>104.8%</b>	+ 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	--	--	--	--

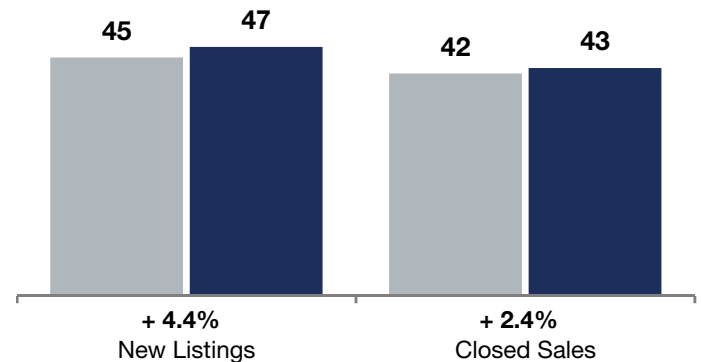
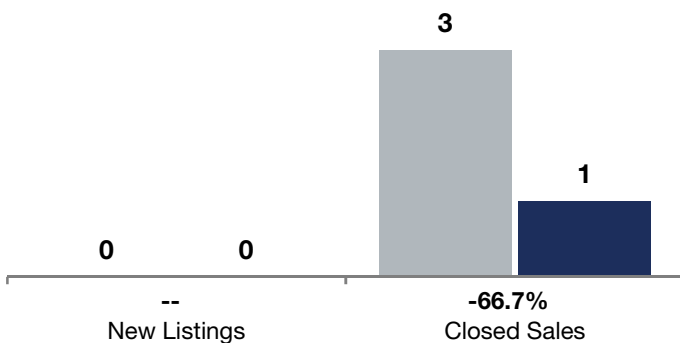
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

■ 2024 ■ 2025

### Rolling 12 Months

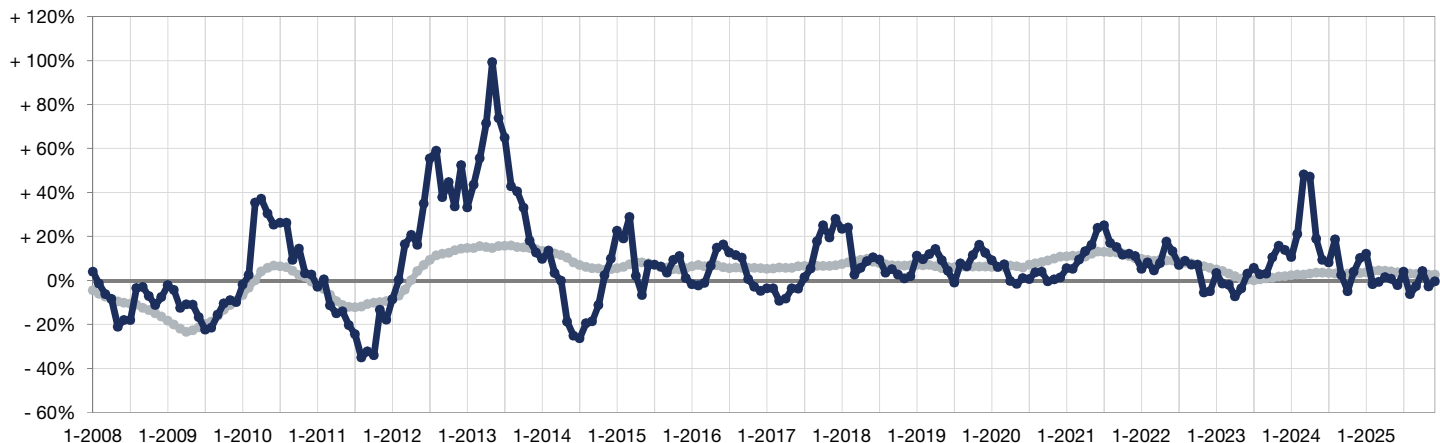
■ 2024 ■ 2025



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

16-County Twin Cities Region

Cooper



\*\* 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.