

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Ham Lake

- 31.6%

+ 120.0%

- 2.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Rolling 12 Months

	2024	2025	+ / -	2024	2025	+ / -
New Listings	19	13	-31.6%	220	284	+ 29.1%
Closed Sales	10	22	+ 120.0%	142	184	+ 29.6%
Median Sales Price*	\$566,450	\$552,000	-2.6%	\$555,000	\$525,998	-5.2%
Average Sales Price*	\$728,940	\$667,514	-8.4%	\$615,810	\$582,332	-5.4%
Price Per Square Foot*	\$222	\$224	+ 1.0%	\$214	\$211	-1.1%
Percent of Original List Price Received*	99.9%	95.5%	-4.4%	98.3%	97.0%	-1.3%
Days on Market Until Sale	58	105	+ 81.0%	71	65	-8.5%
Inventory of Homes for Sale	46	35	-23.9%	--	--	--
Months Supply of Inventory	3.9	2.3	-41.0%	--	--	--

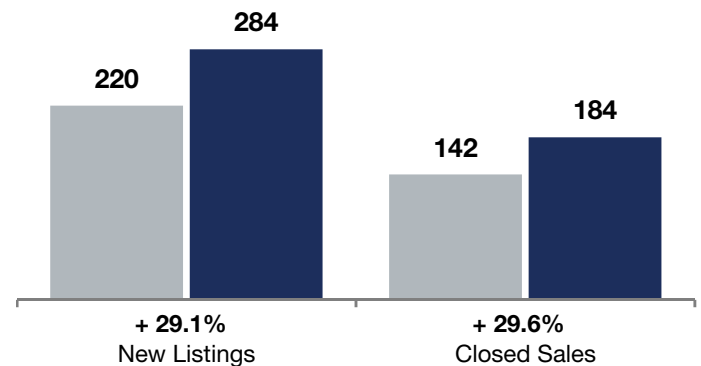
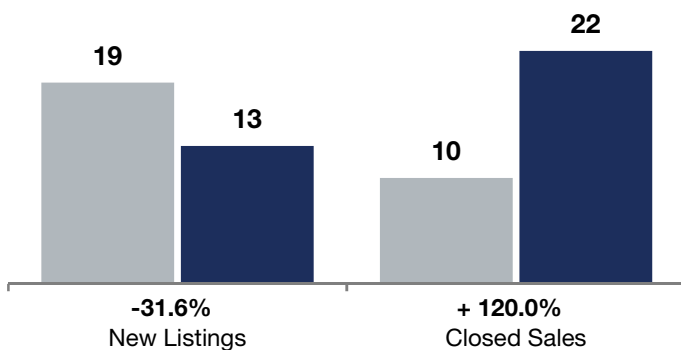
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 2024 ■ 2025

Rolling 12 Months

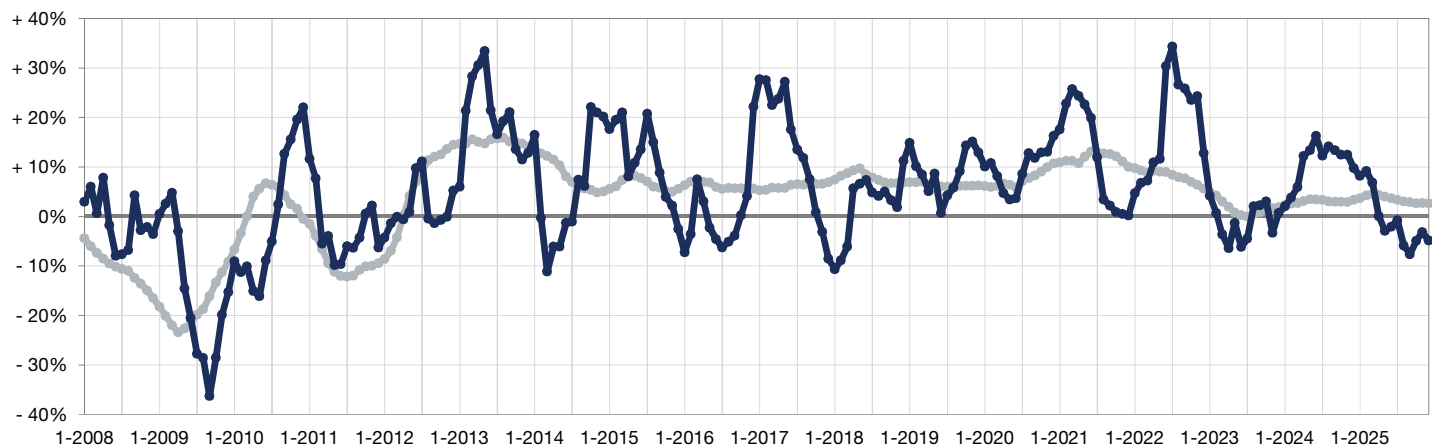
■ 2024 ■ 2025



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

16-County Twin Cities Region

Ham Lake



** 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.