

Local Market Update – December 2025

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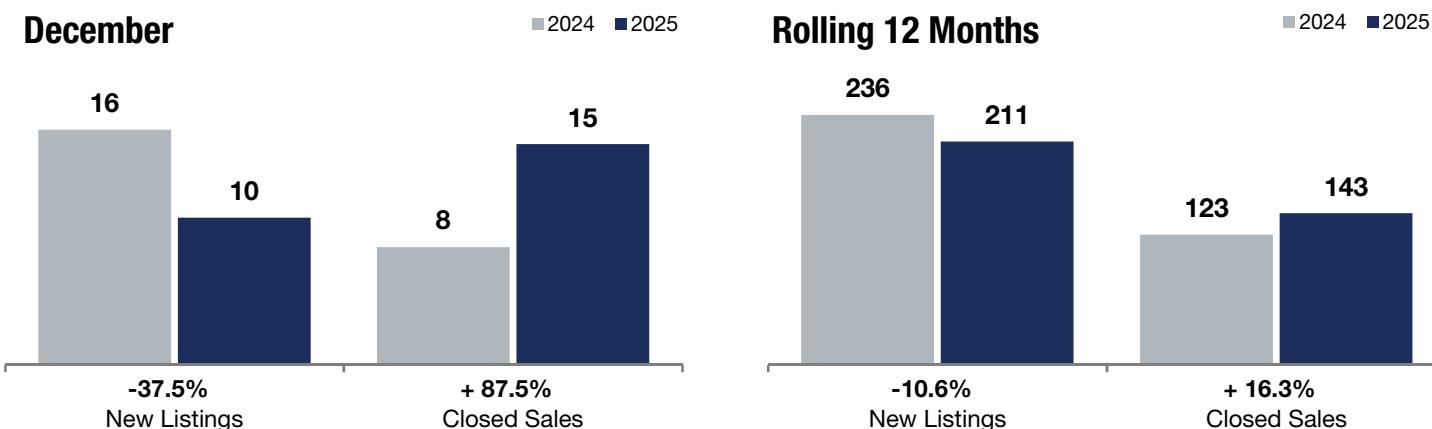


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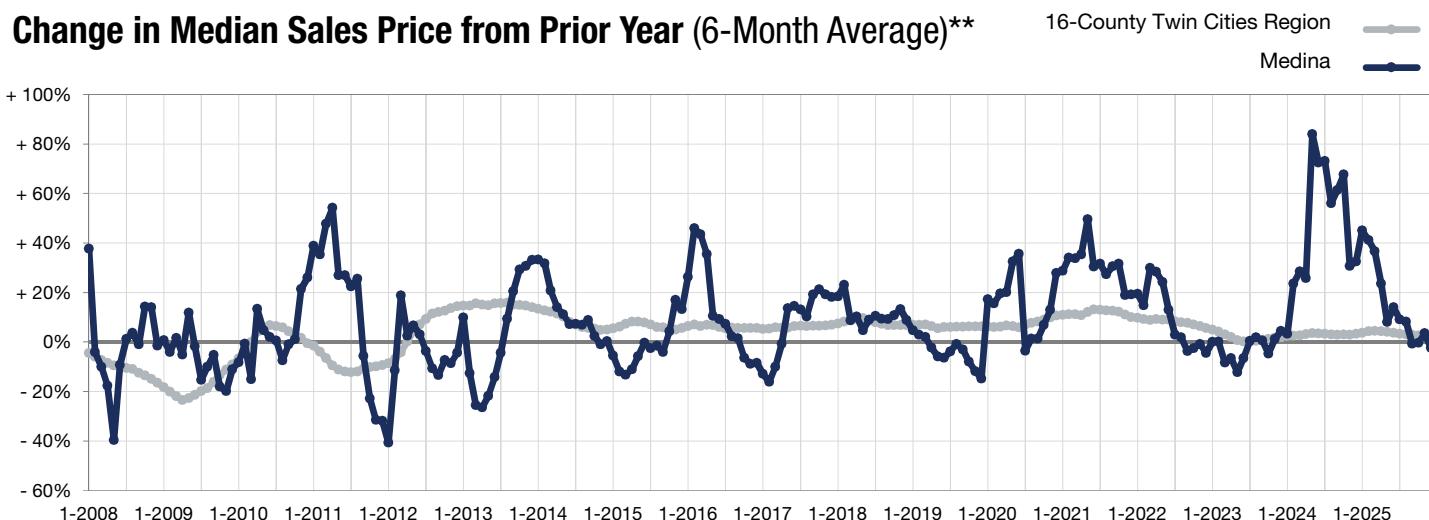
- 37.5% + 87.5% + 2.8%

	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	16	10	-37.5%	236	211	-10.6%			
Closed Sales	8	15	+ 87.5%	123	143	+ 16.3%			
Median Sales Price*	\$924,282	\$950,000	+ 2.8%	\$925,000	\$935,000	+ 1.1%			
Average Sales Price*	\$1,230,027	\$1,220,436	-0.8%	\$1,080,817	\$1,139,435	+ 5.4%			
Price Per Square Foot*	\$300	\$241	-19.8%	\$270	\$271	+ 0.0%			
Percent of Original List Price Received*	98.2%	91.3%	-7.0%	96.2%	97.2%	+ 1.0%			
Days on Market Until Sale	78	66	-15.4%	63	71	+ 12.7%			
Inventory of Homes for Sale	39	27	-30.8%	--	--	--			
Months Supply of Inventory	3.9	2.2	-43.6%	--	--	--			

* 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.