MINNEAPOLIS AREA REALTORS®

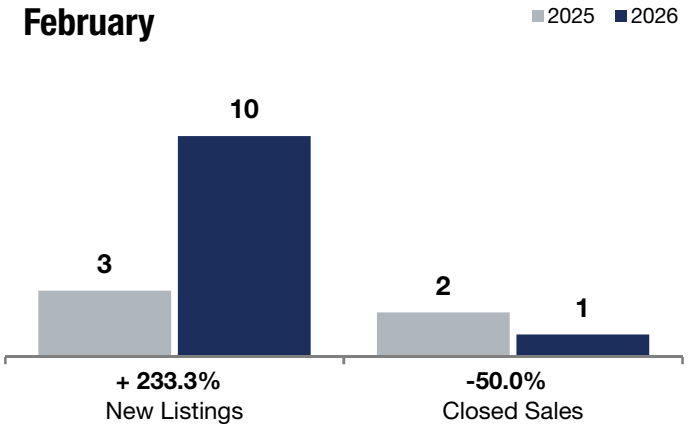
Cokato

+ 233.3%	- 50.0%	+ 39.2%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

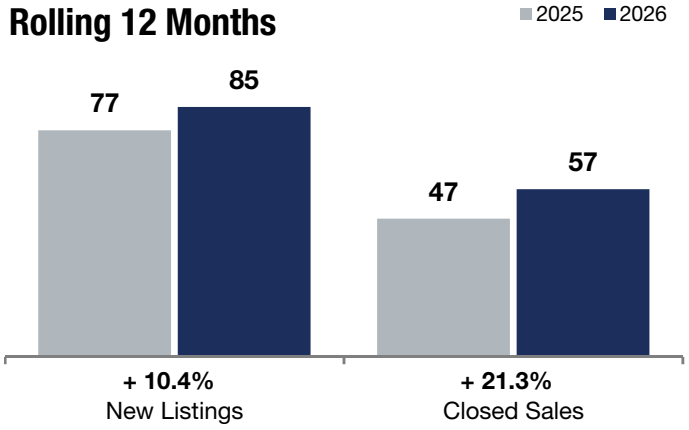
	February			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	3	**10**	+ 233.3%	77	**85**	+ 10.4%
Closed Sales	2	**1**	-50.0%	47	**57**	+ 21.3%
Median Sales Price*	$158,000	**$220,000**	+ 39.2%	$295,000	**$280,000**	-5.1%
Average Sales Price*	$158,000	**$220,000**	+ 39.2%	$318,745	**$318,824**	+ 0.0%
Price Per Square Foot*	$238	**$118**	-50.4%	$170	**$186**	+ 9.7%
Percent of Original List Price Received*	100.5%	**91.7%**	-8.8%	96.9%	**96.7%**	-0.2%
Days on Market Until Sale	150	**43**	-71.3%	56	**48**	-14.3%
Inventory of Homes for Sale	6	**13**	+ 116.7%	--	--	--
Months Supply of Inventory	1.4	**2.9**	+ 107.1%	--	--	--

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

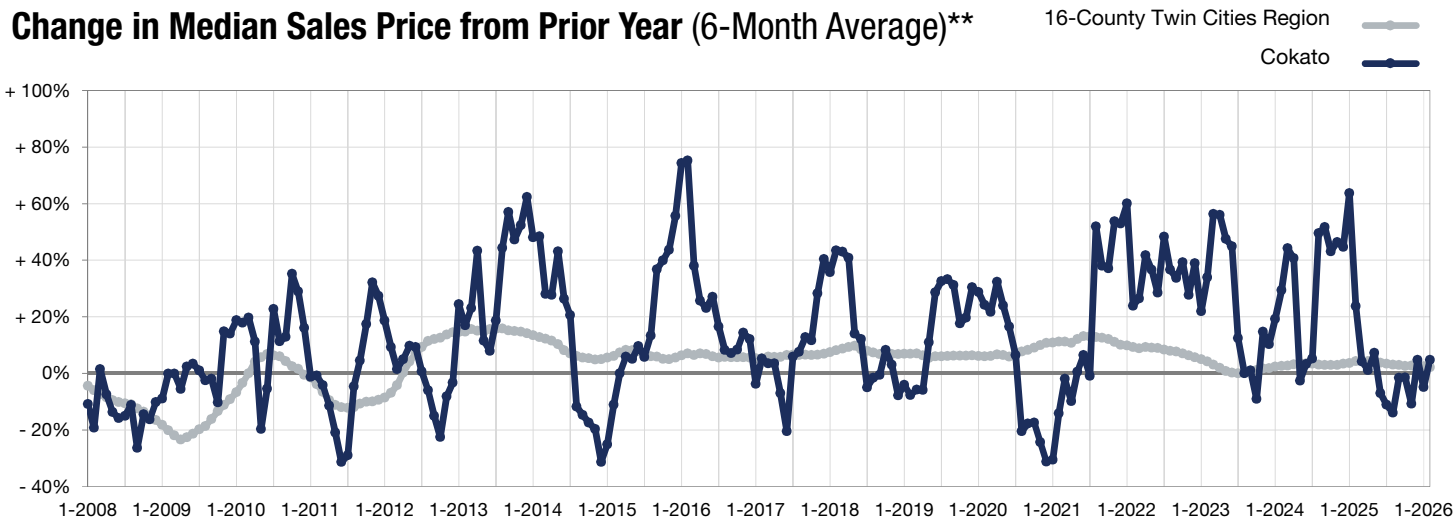
February



Rolling 12 Months



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.

Current as of March 6, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.