Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY **MINNEAPOLIS AREA REALTORS®**

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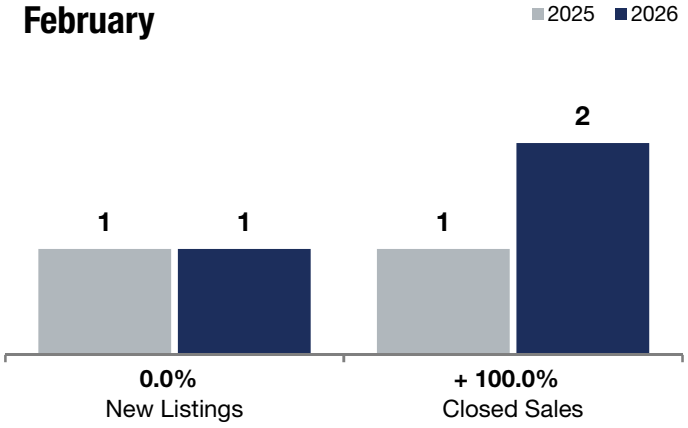
Spring Park

0.0%	+ 100.0%	- 41.5%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

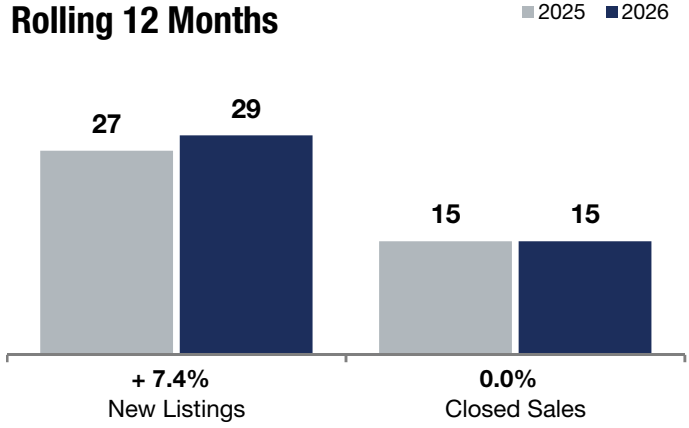
	February			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	1	**1**	0.0%	27	**29**	+ 7.4%
Closed Sales	1	**2**	+ 100.0%	15	**15**	0.0%
Median Sales Price*	$560,000	**$327,500**	-41.5%	$560,000	**$675,000**	+ 20.5%
Average Sales Price*	$560,000	**$327,500**	-41.5%	$920,000	**$751,593**	-18.3%
Price Per Square Foot*	$390	**$274**	-29.7%	$409	**$396**	-3.1%
Percent of Original List Price Received*	93.5%	**87.6%**	-6.3%	104.0%	**92.3%**	-11.3%
Days on Market Until Sale	29	**137**	+ 372.4%	32	**91**	+ 184.4%
Inventory of Homes for Sale	5	**12**	+ 140.0%	--	--	--
Months Supply of Inventory	2.3	**6.8**	+ 195.7%	--	--	--

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

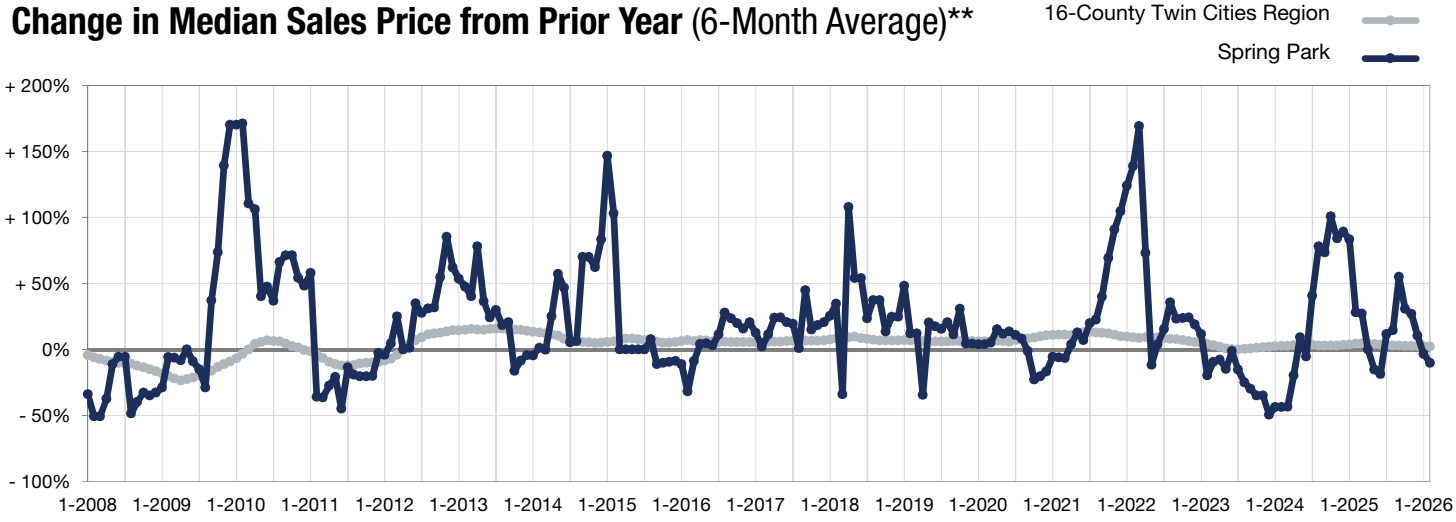
February



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.