

Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



+ 100.0%

+ 7.7%

+ 2.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Ham Lake

	May			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	26	52	+ 100.0%	243	323	+ 32.9%
Closed Sales	13	14	+ 7.7%	135	199	+ 47.4%
Median Sales Price*	\$615,000	\$632,500	+ 2.8%	\$540,000	\$540,000	0.0%
Average Sales Price*	\$579,173	\$650,500	+ 12.3%	\$601,403	\$587,619	-2.3%
Price Per Square Foot*	\$212	\$221	+ 4.0%	\$208	\$216	+ 4.1%
Percent of Original List Price Received*	98.5%	98.7%	+ 0.2%	98.5%	96.8%	-1.7%
Days on Market Until Sale	78	27	-65.4%	55	64	+ 16.4%
Inventory of Homes for Sale	66	72	+ 9.1%	--	--	--
Months Supply of Inventory	6.1	4.2	-31.1%	--	--	--

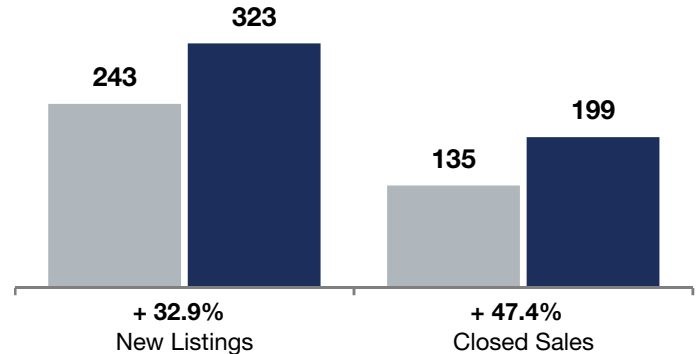
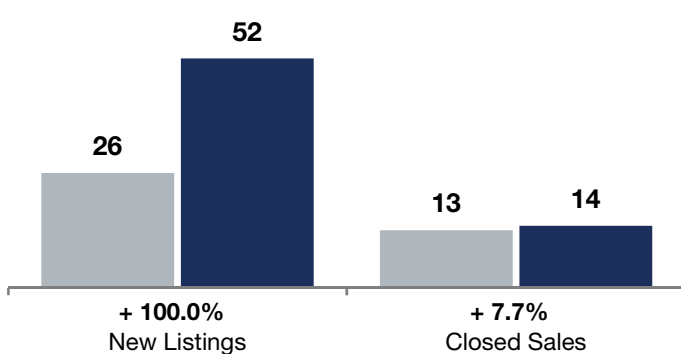
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

■ 2025 ■ 2026

Rolling 12 Months

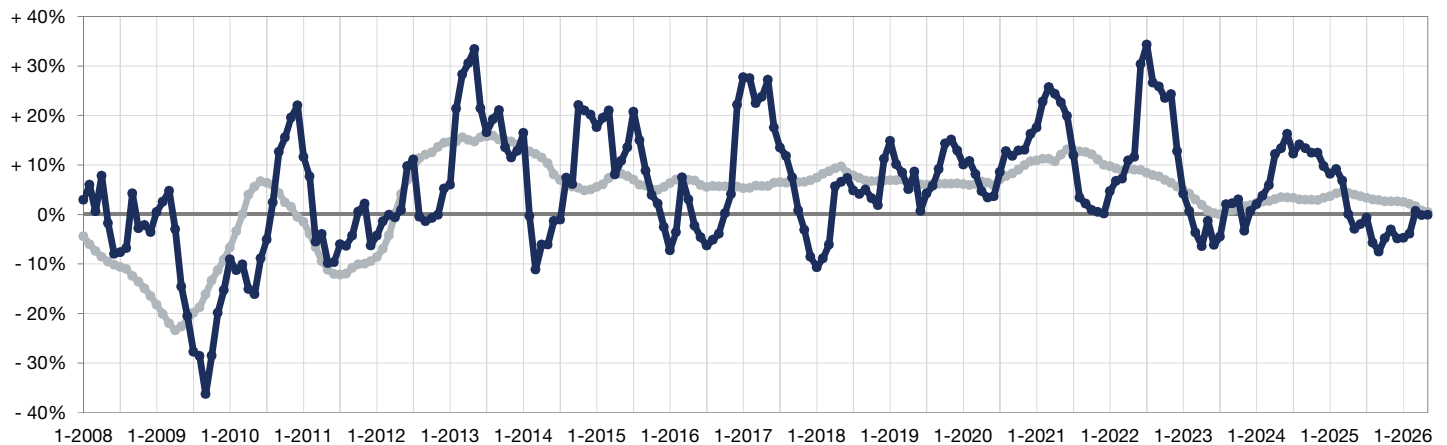
■ 2025 ■ 2026



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.