

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Brainerd MSA

+ 5.5%

Change in
New Listings

+ 4.0%

Change in
Closed Sales

+ 1.0%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	273	288	+ 5.5%	2,522	2,623	+ 4.0%
Closed Sales	200	208	+ 4.0%	1,649	1,744	+ 5.8%
Median Sales Price*	\$377,250	\$381,000	+ 1.0%	\$369,000	\$375,000	+ 1.6%
Average Sales Price*	\$495,491	\$527,721	+ 6.5%	\$485,295	\$511,006	+ 5.3%
Price Per Square Foot*	\$271	\$294	+ 8.7%	\$261	\$270	+ 3.2%
Percent of Original List Price Received*	95.7%	95.7%	0.0%	96.5%	96.0%	-0.5%
Days on Market Until Sale	71	62	-12.7%	68	78	+ 14.7%
Inventory of Homes for Sale	752	782	+ 4.0%	--	--	--
Months Supply of Inventory	5.5	5.4	-1.8%	--	--	--

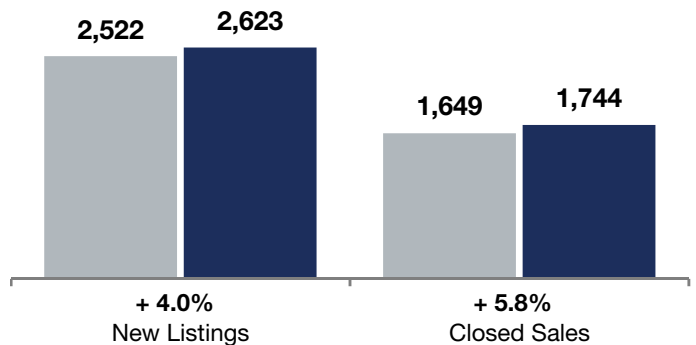
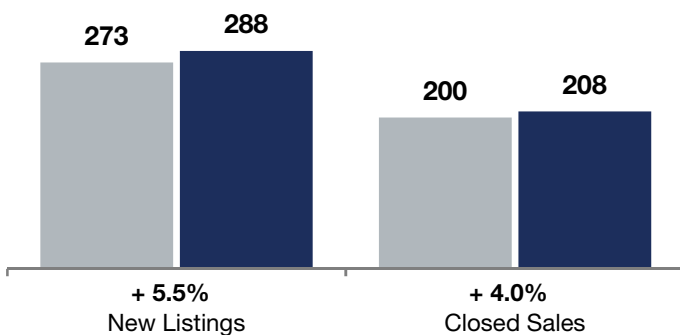
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

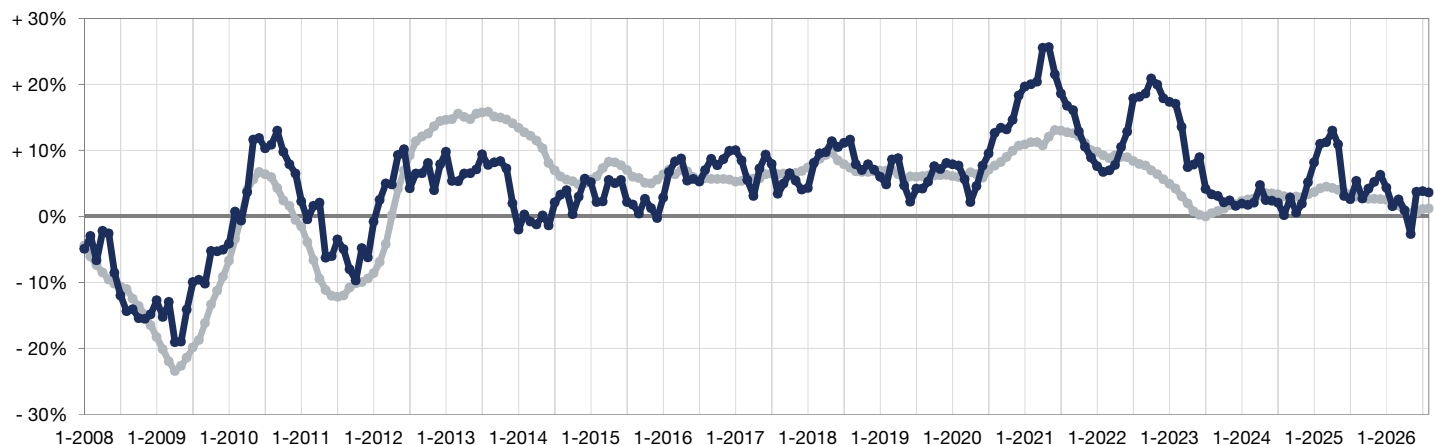
■ 2025 ■ 2026



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

16-County Twin Cities Region

Brainerd MSA



** 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.