

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Carver

+ 38.9%

0.0%

- 10.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	18	25	+ 38.9%	282	299	+ 6.0%
Closed Sales	11	11	0.0%	110	112	+ 1.8%
Median Sales Price*	\$585,990	\$525,750	-10.3%	\$500,000	\$525,375	+ 5.1%
Average Sales Price*	\$551,277	\$521,720	-5.4%	\$511,600	\$529,988	+ 3.6%
Price Per Square Foot*	\$203	\$207	+ 2.0%	\$197	\$212	+ 7.6%
Percent of Original List Price Received*	98.0%	96.4%	-1.6%	97.4%	98.1%	+ 0.7%
Days on Market Until Sale	42	43	+ 2.4%	35	45	+ 28.6%
Inventory of Homes for Sale	29	51	+ 75.9%	--	--	--
Months Supply of Inventory	3.1	5.6	+ 80.6%	--	--	--

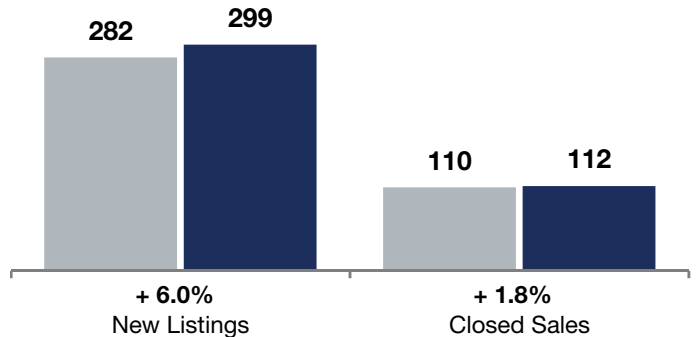
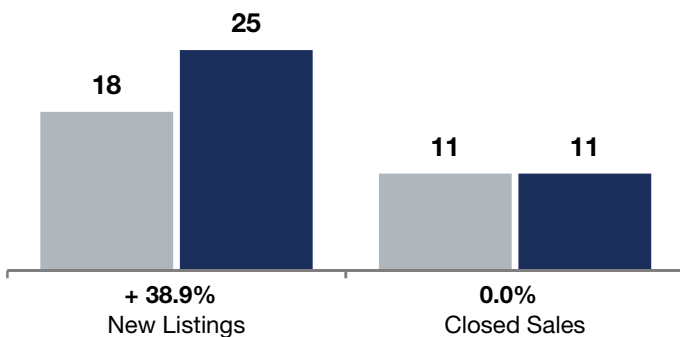
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

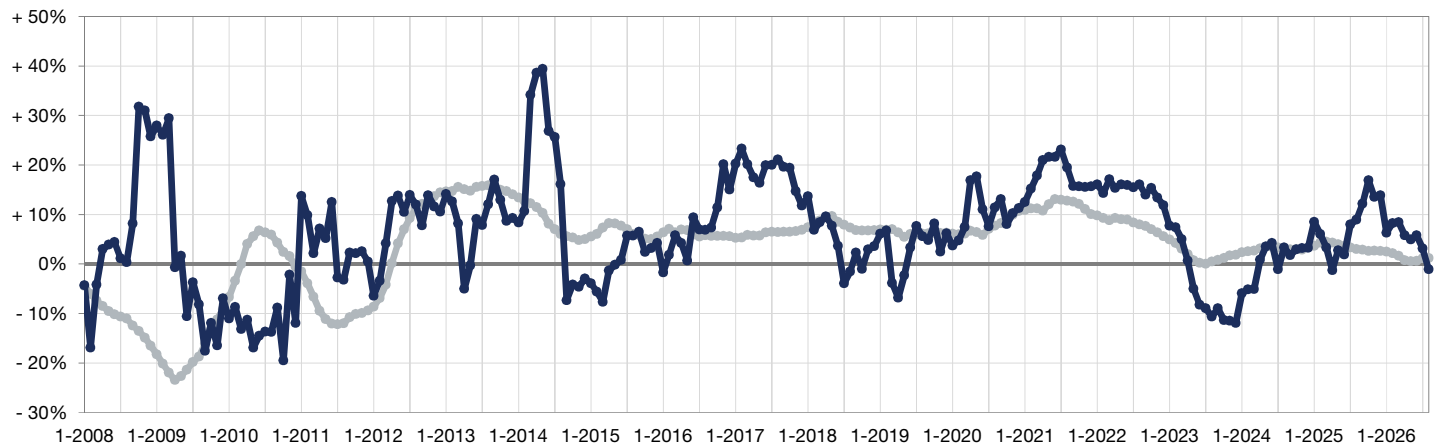
■ 2025 ■ 2026



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

16-County Twin Cities Region

Carver



** 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.