

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Central

- 42.9%

Change in
New Listings

- 40.0%

Change in
Closed Sales

+ 20.6%

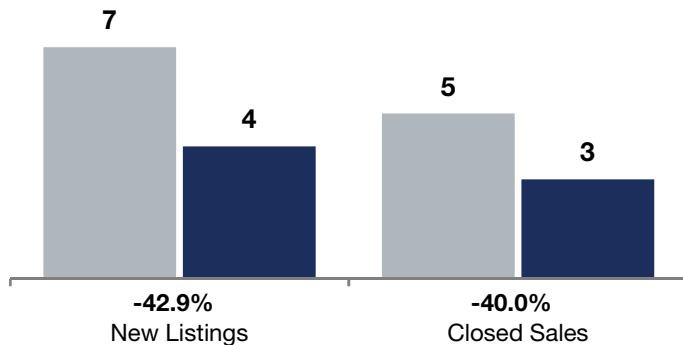
Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	7	4	-42.9%	62	52	-16.1%
Closed Sales	5	3	-40.0%	49	39	-20.4%
Median Sales Price*	\$298,597	\$360,000	+ 20.6%	\$298,597	\$302,500	+ 1.3%
Average Sales Price*	\$248,169	\$335,667	+ 35.3%	\$290,645	\$312,238	+ 7.4%
Price Per Square Foot*	\$178	\$201	+ 13.0%	\$190	\$170	-10.5%
Percent of Original List Price Received*	99.1%	92.5%	-6.7%	98.9%	99.0%	+ 0.1%
Days on Market Until Sale	33	92	+ 178.8%	33	56	+ 69.7%
Inventory of Homes for Sale	12	8	-33.3%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

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

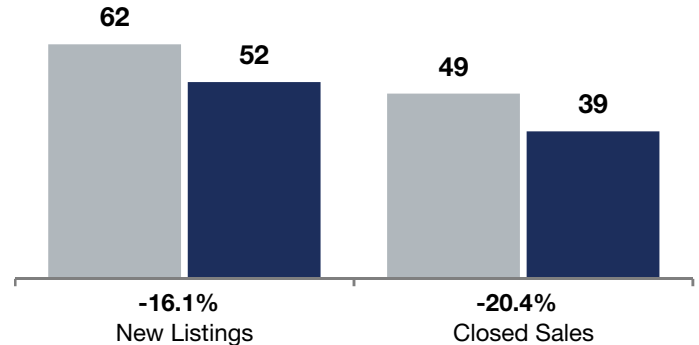
August

■ 2025 ■ 2026



Rolling 12 Months

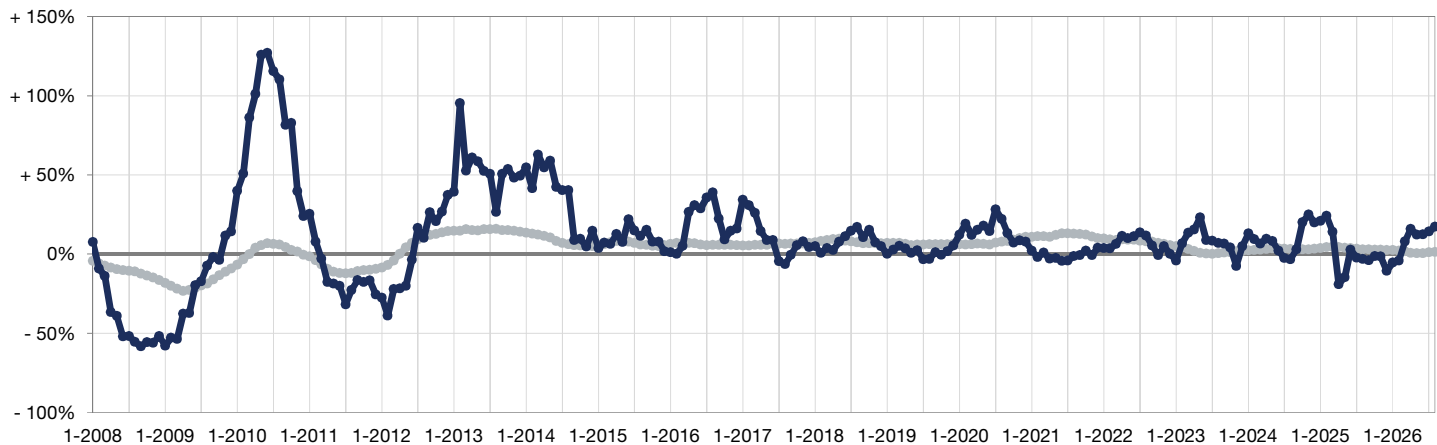
■ 2025 ■ 2026



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

16-County Twin Cities Region

Central



** 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.