

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Clearwater

- 33.3%

Change in
New Listings

- 33.3%

Change in
Closed Sales

- 6.2%

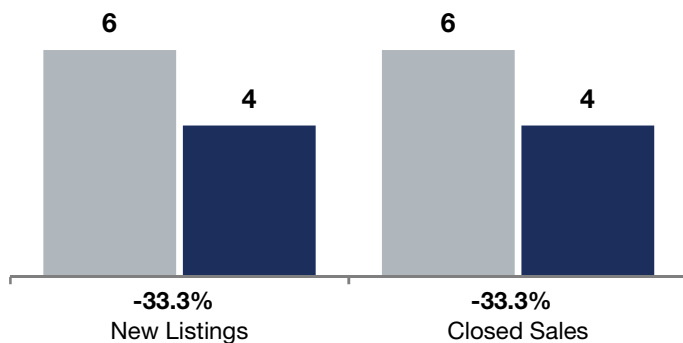
Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	6	4	-33.3%	61	70	+ 14.8%
Closed Sales	6	4	-33.3%	51	49	-3.9%
Median Sales Price*	\$314,500	\$295,000	-6.2%	\$325,000	\$334,900	+ 3.0%
Average Sales Price*	\$297,500	\$294,975	-0.8%	\$360,907	\$351,951	-2.5%
Price Per Square Foot*	\$158	\$202	+ 27.9%	\$185	\$196	+ 5.9%
Percent of Original List Price Received*	87.1%	100.1%	+ 14.9%	97.3%	99.0%	+ 1.7%
Days on Market Until Sale	37	17	-54.1%	58	59	+ 1.7%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	2.3	3.9	+ 69.6%	--	--	--

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

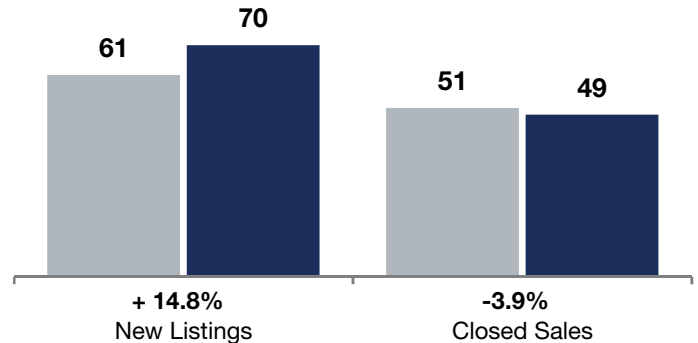
August

■ 2025 ■ 2026



Rolling 12 Months

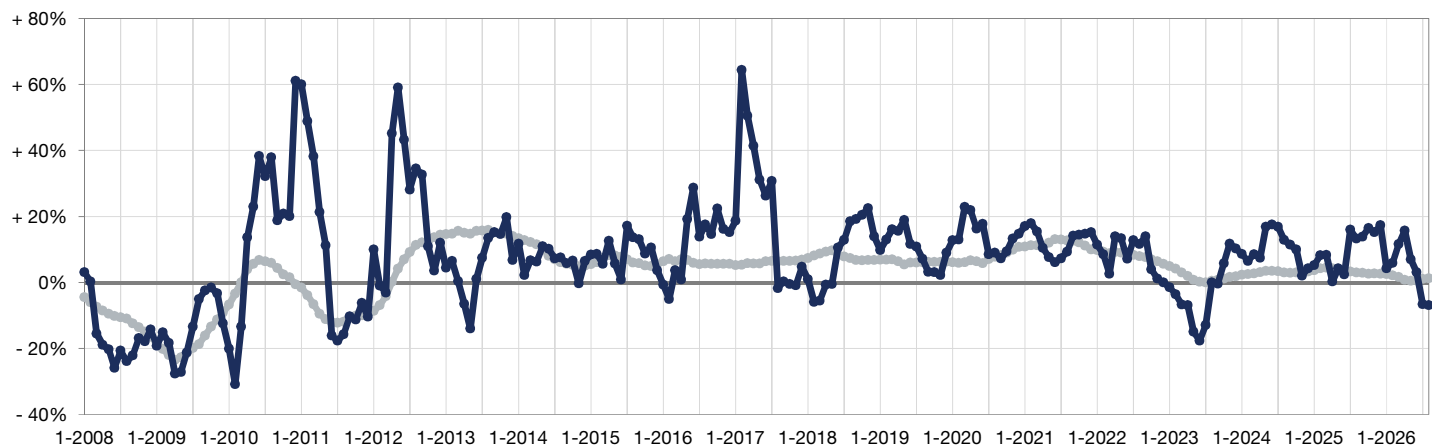
■ 2025 ■ 2026



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

16-County Twin Cities Region

Clearwater



** 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.