

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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+ 266.7%

- 60.0%

+ 1.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

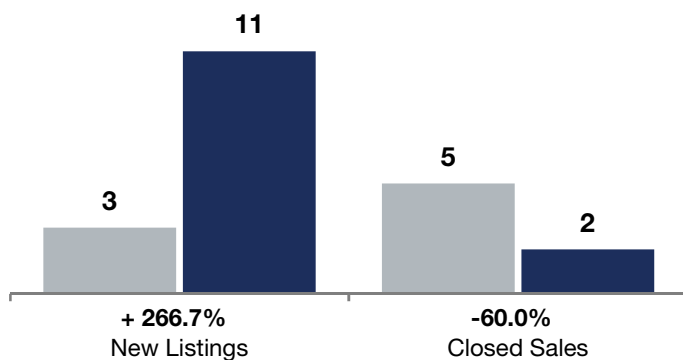
Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	3	11	+ 266.7%	65	57	-12.3%
Closed Sales	5	2	-60.0%	46	32	-30.4%
Median Sales Price*	\$440,000	\$445,000	+ 1.1%	\$408,929	\$414,000	+ 1.2%
Average Sales Price*	\$428,856	\$445,000	+ 3.8%	\$401,593	\$418,693	+ 4.3%
Price Per Square Foot*	\$236	\$206	-12.6%	\$218	\$212	-3.1%
Percent of Original List Price Received*	98.0%	96.5%	-1.5%	99.1%	99.2%	+ 0.1%
Days on Market Until Sale	89	55	-38.2%	106	103	-2.8%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	5.2	8.1	+ 55.8%	--	--	--

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

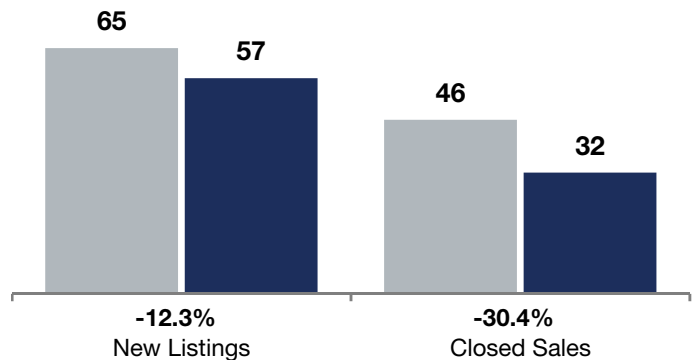
August

■ 2025 ■ 2026



Rolling 12 Months

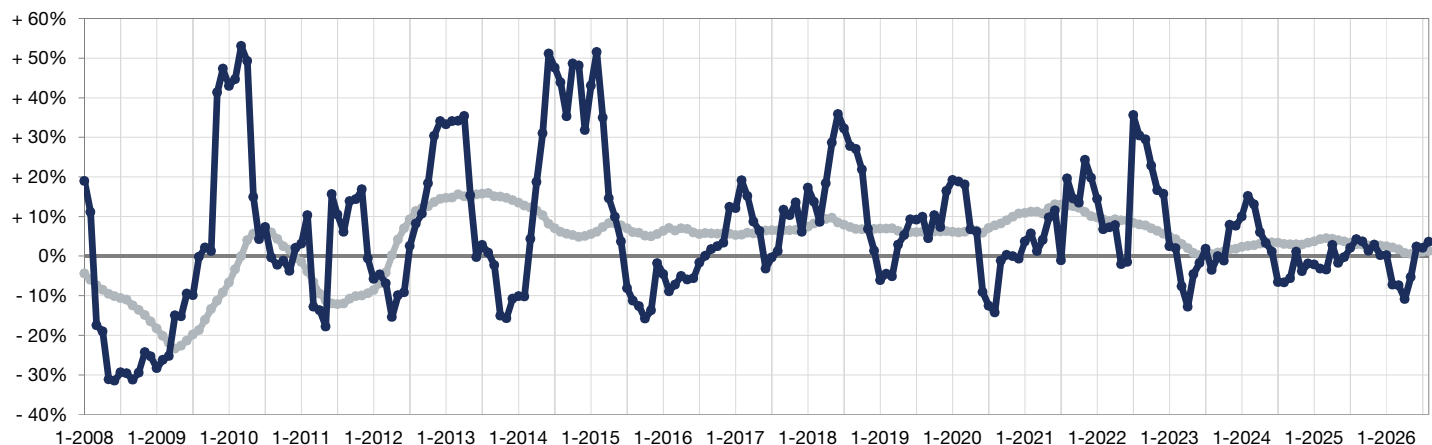
■ 2025 ■ 2026



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

16-County Twin Cities Region

Cologne



** 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.