

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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- 40.0%

Change in
New Listings

- 20.0%

Change in
Closed Sales

+ 25.6%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	5	3	-40.0%	47	55	+ 17.0%
Closed Sales	5	4	-20.0%	44	48	+ 9.1%
Median Sales Price*	\$304,500	\$382,500	+ 25.6%	\$390,000	\$389,250	-0.2%
Average Sales Price*	\$301,400	\$380,250	+ 26.2%	\$405,667	\$415,269	+ 2.4%
Price Per Square Foot*	\$227	\$316	+ 39.0%	\$274	\$271	-1.4%
Percent of Original List Price Received*	101.8%	101.1%	-0.7%	104.6%	103.7%	-0.9%
Days on Market Until Sale	11	6	-45.5%	11	11	0.0%
Inventory of Homes for Sale	3	1	-66.7%	--	--	--
Months Supply of Inventory	0.7	0.2	-71.4%	--	--	--

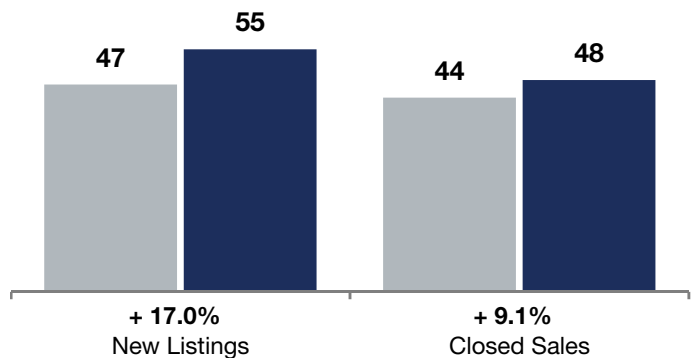
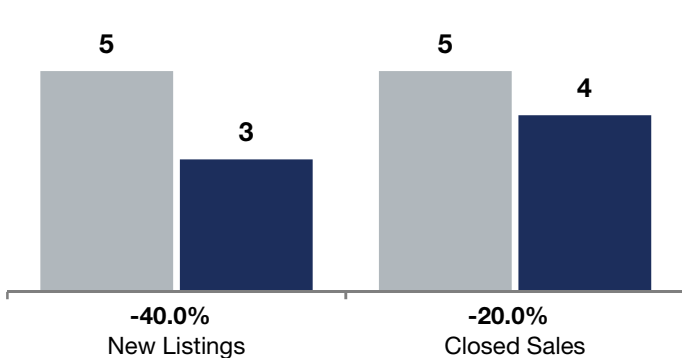
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

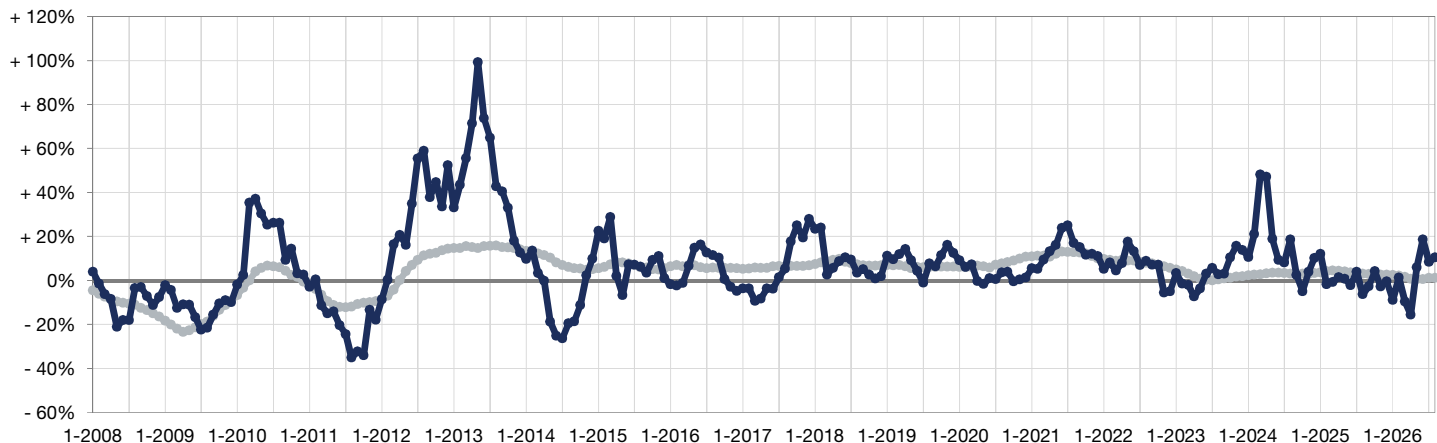
■ 2025 ■ 2026



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

16-County Twin Cities Region

Cooper



** 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.