

Corcoran Neighborhood

- 100.0% **+ 200.0%** **- 28.8%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	6	0	-100.0%	40	43	+ 7.5%
Closed Sales	1	3	+ 200.0%	24	35	+ 45.8%
Median Sales Price*	\$340,000	\$242,000	-28.8%	\$316,500	\$327,000	+ 3.3%
Average Sales Price*	\$340,000	\$264,000	-22.4%	\$295,728	\$319,203	+ 7.9%
Price Per Square Foot*	\$286	\$221	-22.9%	\$222	\$214	-3.5%
Percent of Original List Price Received*	101.5%	99.1%	-2.4%	100.4%	99.1%	-1.3%
Days on Market Until Sale	5	44	+ 780.0%	31	59	+ 90.3%
Inventory of Homes for Sale	6	2	-66.7%	--	--	--
Months Supply of Inventory	2.5	0.6	-76.0%	--	--	--

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

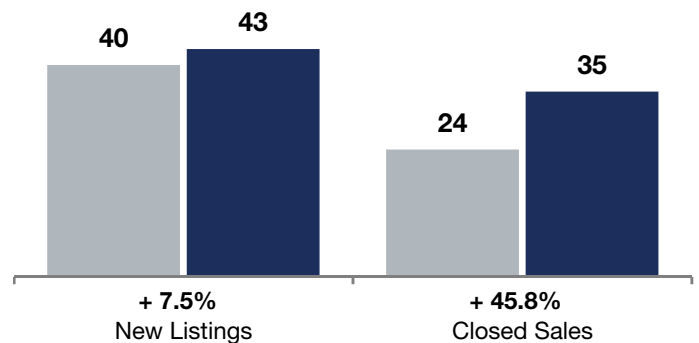
August

■ 2025 ■ 2026



Rolling 12 Months

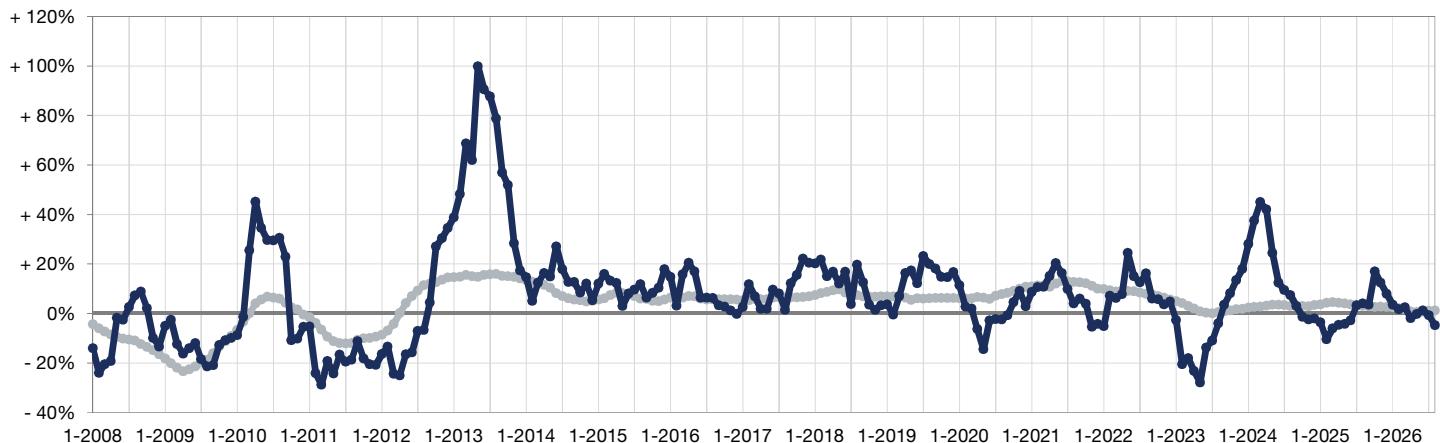
■ 2025 ■ 2026



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

16-County Twin Cities Region

Corcoran Neighborhood



** 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.