

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Corcoran

+ 57.1%

Change in
New Listings

+ 15.0%

Change in
Closed Sales

- 8.0%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	49	77	+ 57.1%	737	700	-5.0%
Closed Sales	20	23	+ 15.0%	264	208	-21.2%
Median Sales Price*	\$581,370	\$535,000	-8.0%	\$624,648	\$610,208	-2.3%
Average Sales Price*	\$672,602	\$714,637	+ 6.2%	\$669,822	\$648,910	-3.1%
Price Per Square Foot*	\$234	\$247	+ 5.6%	\$249	\$246	-1.2%
Percent of Original List Price Received*	98.0%	92.2%	-5.9%	98.1%	97.3%	-0.8%
Days on Market Until Sale	27	52	+ 92.6%	33	48	+ 45.5%
Inventory of Homes for Sale	86	96	+ 11.6%	--	--	--
Months Supply of Inventory	4.4	5.0	+ 13.6%	--	--	--

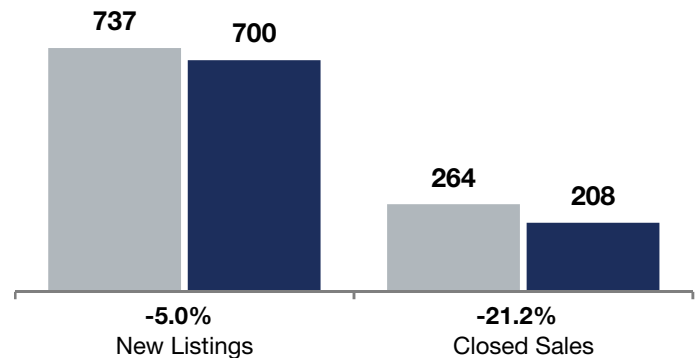
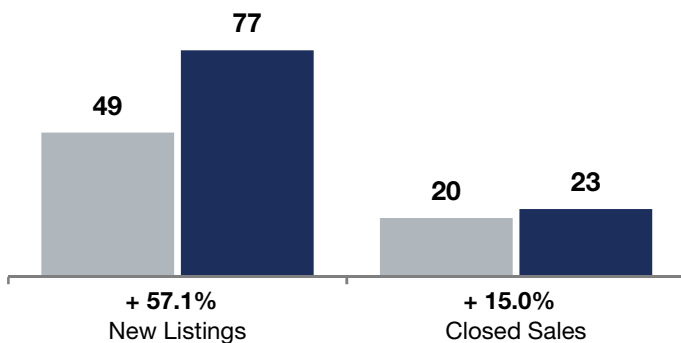
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

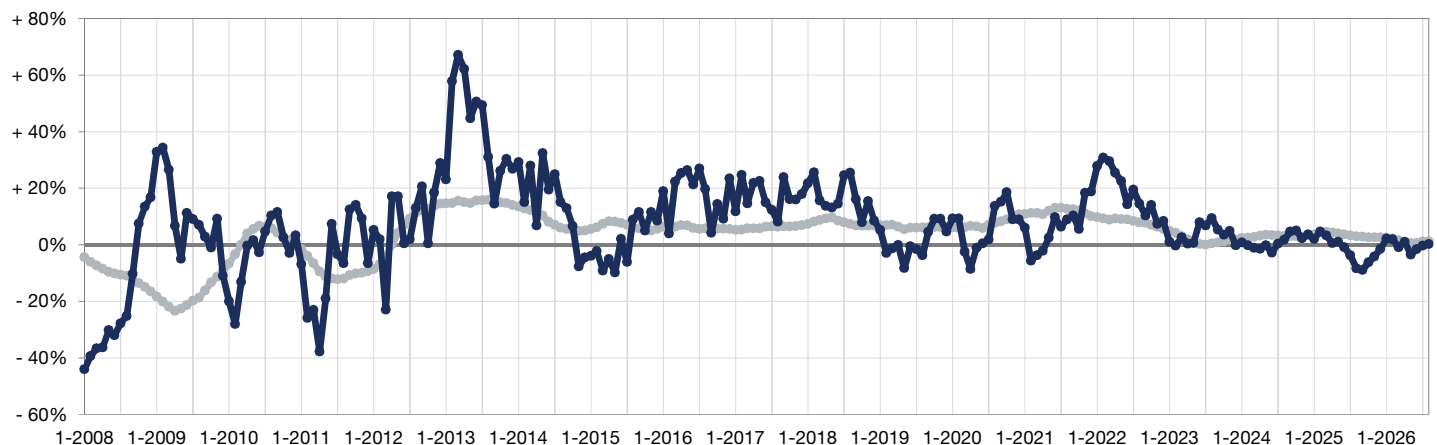
■ 2025 ■ 2026



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

16-County Twin Cities Region

Corcoran



** 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.