

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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- 12.1%

Change in
New Listings

- 5.8%

Change in
Closed Sales

+ 10.7%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	99	87	-12.1%	918	988	+ 7.6%
Closed Sales	86	81	-5.8%	716	781	+ 9.1%
Median Sales Price*	\$375,000	\$415,000	+ 10.7%	\$390,000	\$395,000	+ 1.3%
Average Sales Price*	\$397,266	\$422,366	+ 6.3%	\$408,021	\$413,782	+ 1.4%
Price Per Square Foot*	\$193	\$198	+ 2.9%	\$194	\$198	+ 2.1%
Percent of Original List Price Received*	98.9%	99.0%	+ 0.1%	99.1%	99.0%	-0.1%
Days on Market Until Sale	40	32	-20.0%	39	42	+ 7.7%
Inventory of Homes for Sale	148	155	+ 4.7%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

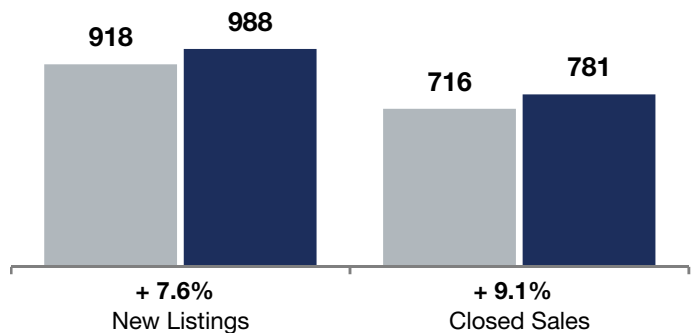
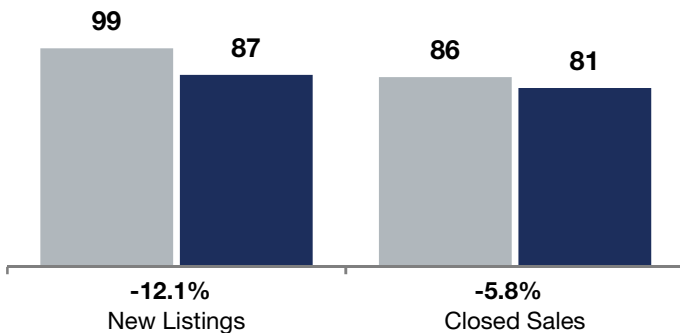
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

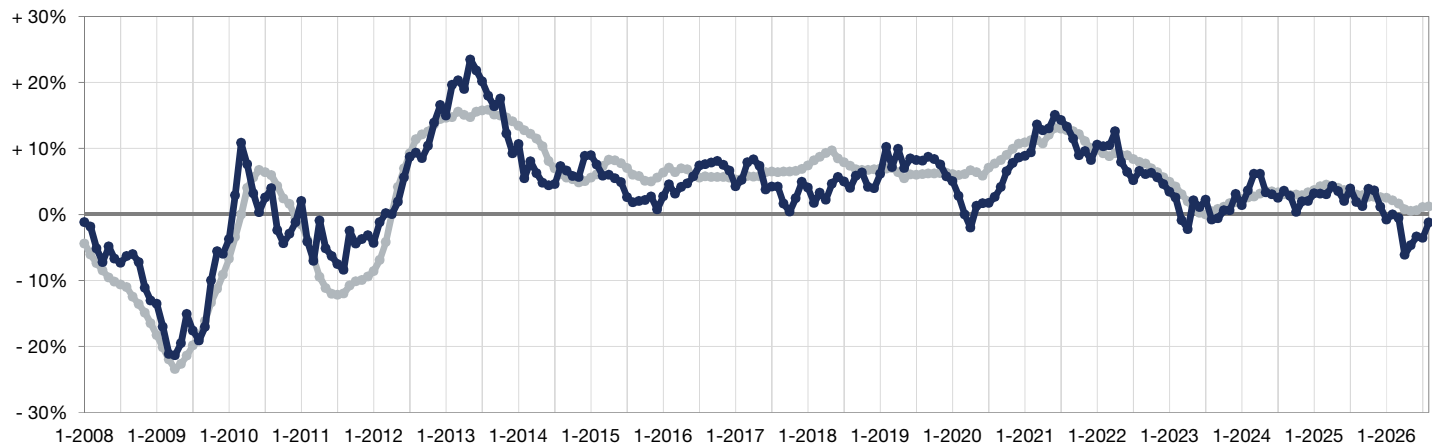
■ 2025 ■ 2026



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

16-County Twin Cities Region

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** 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.