Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY **MINNEAPOLIS AREA REALTORS®**

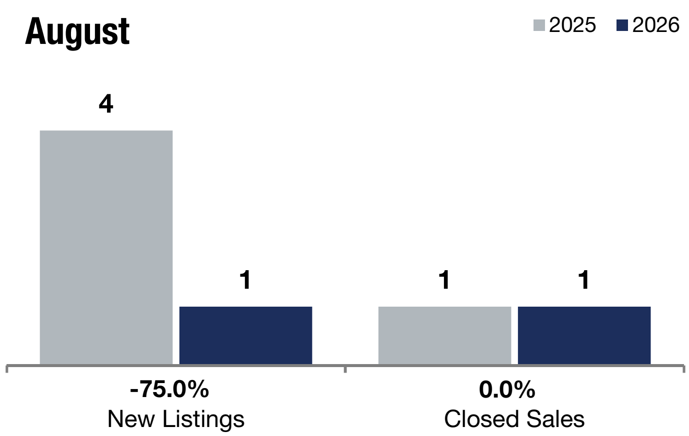
East Phillips

- 75.0%	0.0%	+ 28.4%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

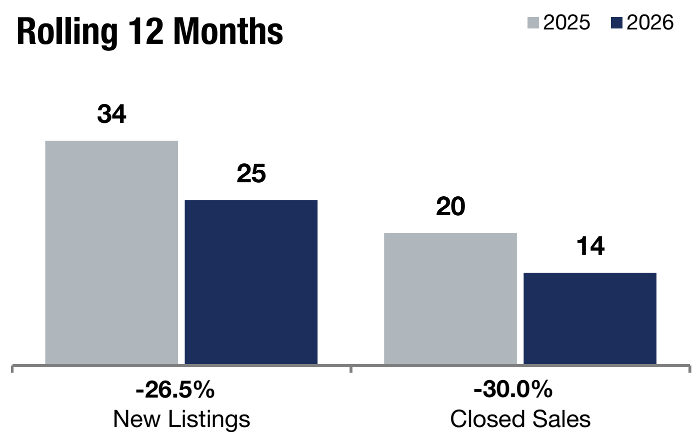
	August			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	4	**1**	-75.0%	34	**25**	-26.5%
Closed Sales	1	**1**	0.0%	20	**14**	-30.0%
Median Sales Price*	$185,000	**$237,500**	+ 28.4%	$231,200	**$232,500**	+ 0.6%
Average Sales Price*	$185,000	**$237,500**	+ 28.4%	$238,503	**$229,271**	-3.9%
Price Per Square Foot*	$217	**$182**	-16.1%	$170	**$181**	+ 6.9%
Percent of Original List Price Received*	93.2%	**99.0%**	+ 6.2%	97.3%	**97.5%**	+ 0.2%
Days on Market Until Sale	105	**19**	-81.9%	38	**59**	+ 55.3%
Inventory of Homes for Sale	7	**5**	-28.6%	--	--	--
Months Supply of Inventory	3.9	**3.2**	-17.9%	--	--	--

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

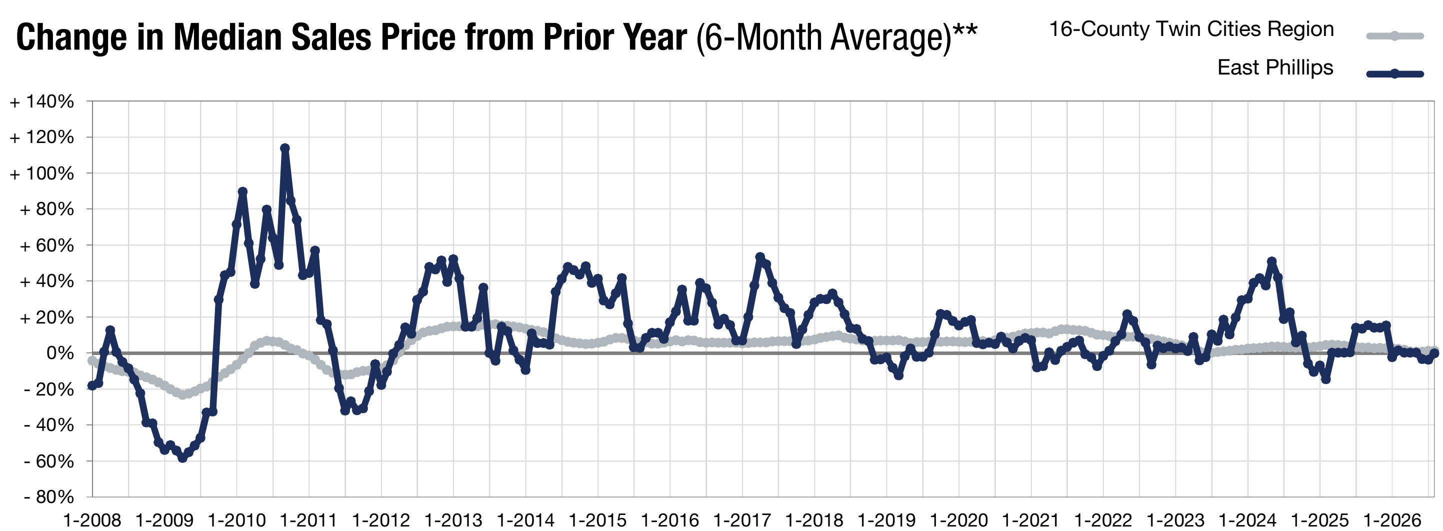
August



Rolling 12 Months



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



** 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.