

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Excelsior

+ 88.9%

Change in
New Listings

- 25.0%

Change in
Closed Sales

- 23.3%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	9	17	+ 88.9%	102	101	-1.0%
Closed Sales	8	6	-25.0%	62	65	+ 4.8%
Median Sales Price*	\$1,212,500	\$930,000	-23.3%	\$857,000	\$780,000	-9.0%
Average Sales Price*	\$1,537,688	\$895,333	-41.8%	\$1,336,632	\$981,760	-26.5%
Price Per Square Foot*	\$451	\$398	-11.7%	\$420	\$401	-4.7%
Percent of Original List Price Received*	94.8%	99.4%	+ 4.9%	96.2%	98.7%	+ 2.6%
Days on Market Until Sale	68	29	-57.4%	68	45	-33.8%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	3.0	5.1	+ 70.0%	--	--	--

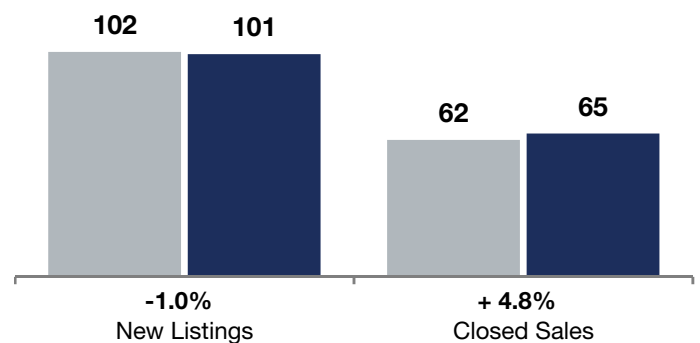
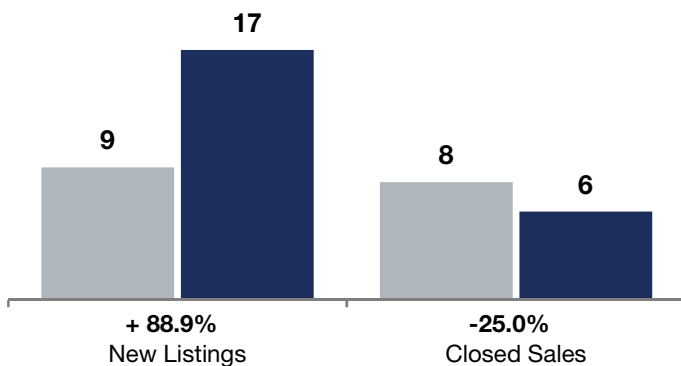
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

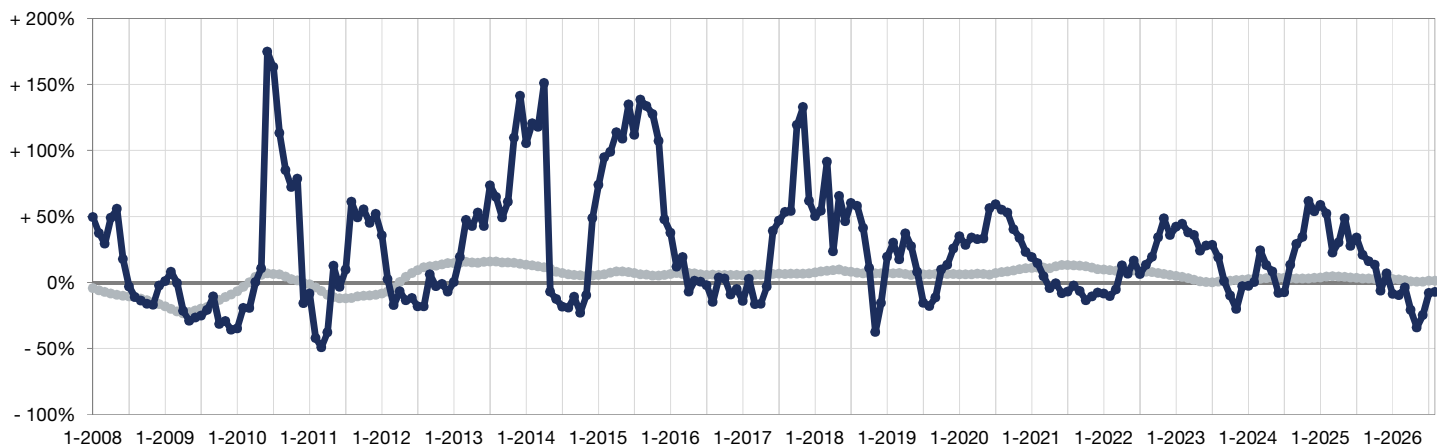
■ 2025 ■ 2026



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

16-County Twin Cities Region

Excelsior



** 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.