

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Field

0.0%

+ 40.0%

- 17.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	3	3	0.0%	43	45	+ 4.7%
Closed Sales	5	7	+ 40.0%	39	37	-5.1%
Median Sales Price*	\$450,000	\$370,000	-17.8%	\$400,000	\$420,000	+ 5.0%
Average Sales Price*	\$509,800	\$411,607	-19.3%	\$419,246	\$456,142	+ 8.8%
Price Per Square Foot*	\$263	\$244	-7.3%	\$250	\$259	+ 3.4%
Percent of Original List Price Received*	100.9%	91.7%	-9.1%	101.0%	98.9%	-2.1%
Days on Market Until Sale	6	50	+ 733.3%	33	33	0.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

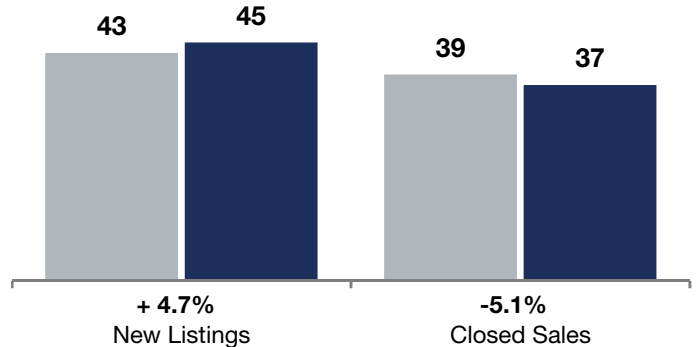
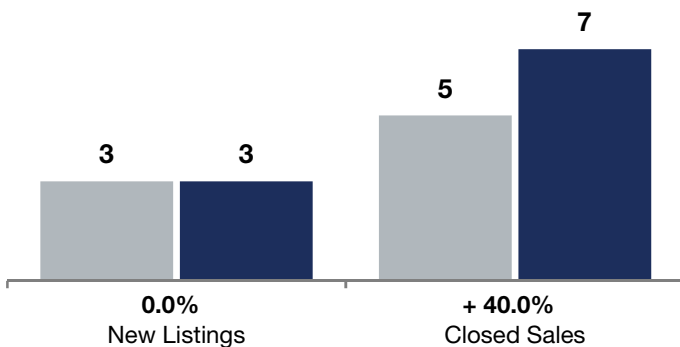
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

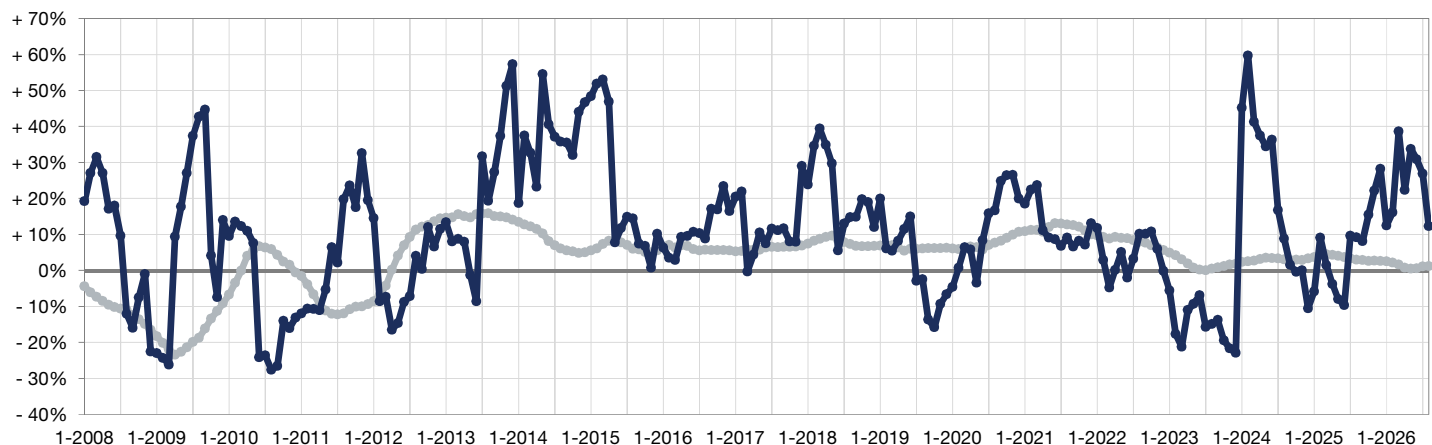
■ 2025 ■ 2026



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

16-County Twin Cities Region

Field



** 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.