

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Forest Lake

+ 25.9%

Change in
New Listings

+ 25.8%

Change in
Closed Sales

+ 8.7%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	27	34	+ 25.9%	382	454	+ 18.8%
Closed Sales	31	39	+ 25.8%	273	310	+ 13.6%
Median Sales Price*	\$384,900	\$418,500	+ 8.7%	\$402,000	\$425,000	+ 5.7%
Average Sales Price*	\$469,843	\$566,796	+ 20.6%	\$447,325	\$468,517	+ 4.7%
Price Per Square Foot*	\$223	\$242	+ 8.9%	\$216	\$218	+ 1.1%
Percent of Original List Price Received*	98.5%	97.2%	-1.3%	98.2%	98.1%	-0.1%
Days on Market Until Sale	31	55	+ 77.4%	49	55	+ 12.2%
Inventory of Homes for Sale	67	68	+ 1.5%	--	--	--
Months Supply of Inventory	3.0	2.6	-13.3%	--	--	--

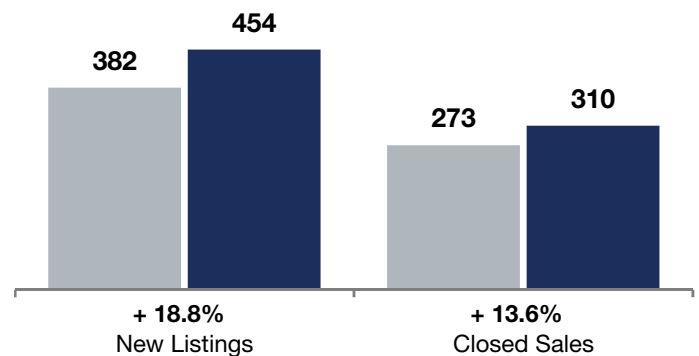
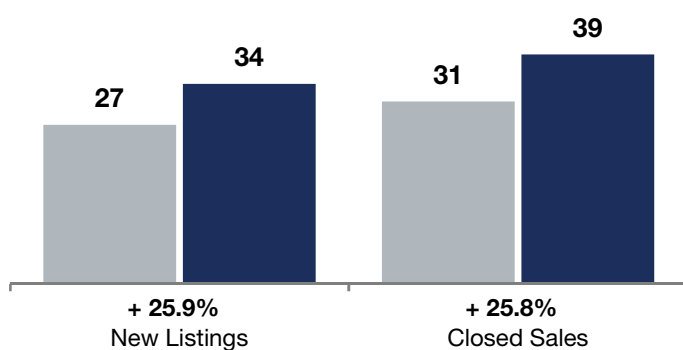
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

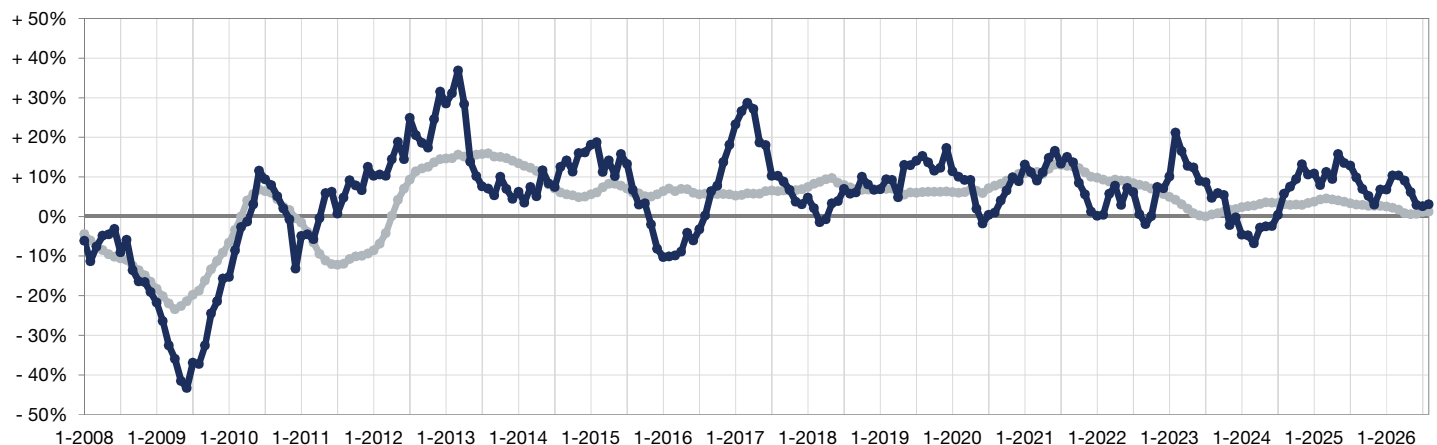
■ 2025 ■ 2026



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

16-County Twin Cities Region

Forest Lake



** 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.