

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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+ 31.3%

- 22.2%

+ 9.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	32	42	+ 31.3%	366	372	+ 1.6%
Closed Sales	27	21	-22.2%	312	284	-9.0%
Median Sales Price*	\$330,000	\$361,750	+ 9.6%	\$325,000	\$335,000	+ 3.1%
Average Sales Price*	\$335,570	\$365,974	+ 9.1%	\$318,853	\$325,865	+ 2.2%
Price Per Square Foot*	\$194	\$193	-0.4%	\$185	\$190	+ 2.6%
Percent of Original List Price Received*	100.3%	100.4%	+ 0.1%	100.0%	99.5%	-0.5%
Days on Market Until Sale	15	24	+ 60.0%	30	35	+ 16.7%
Inventory of Homes for Sale	44	60	+ 36.4%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

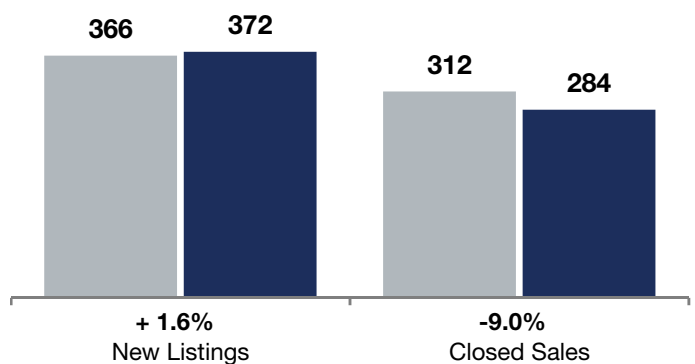
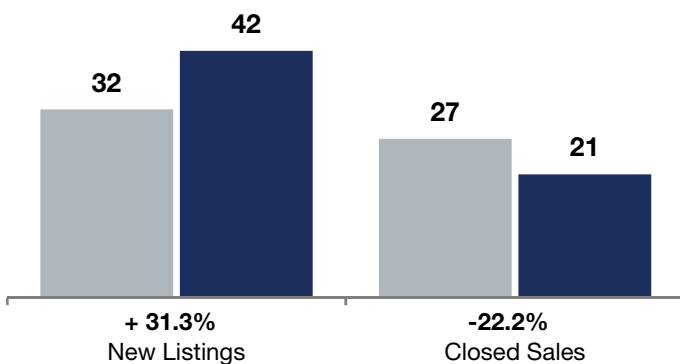
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

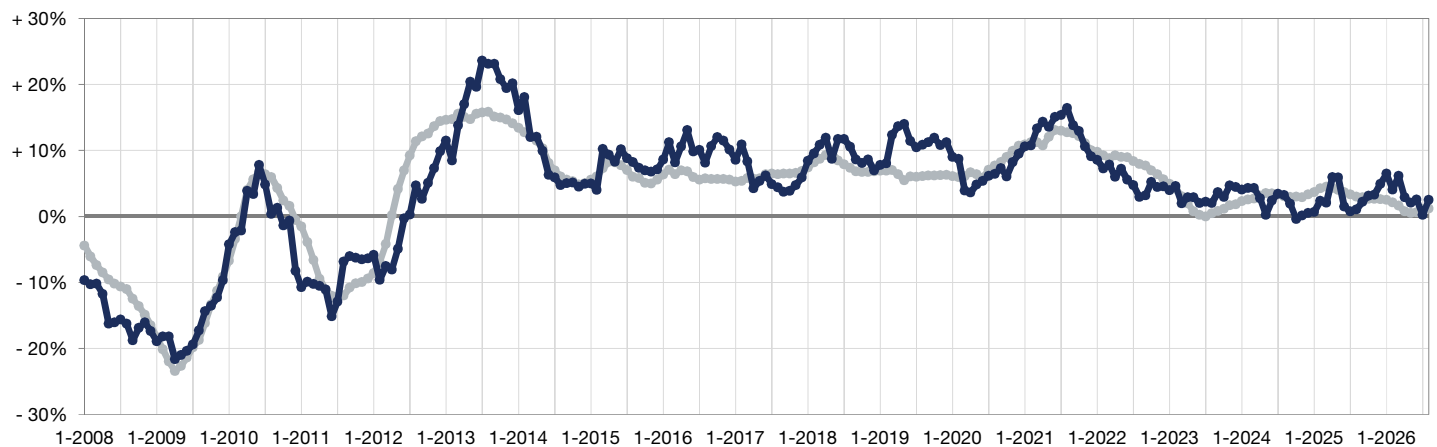
■ 2025 ■ 2026



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

16-County Twin Cities Region

Fridley



** 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.