

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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- 16.7%

Change in
New Listings

- 75.0%

Change in
Closed Sales

+ 10.1%

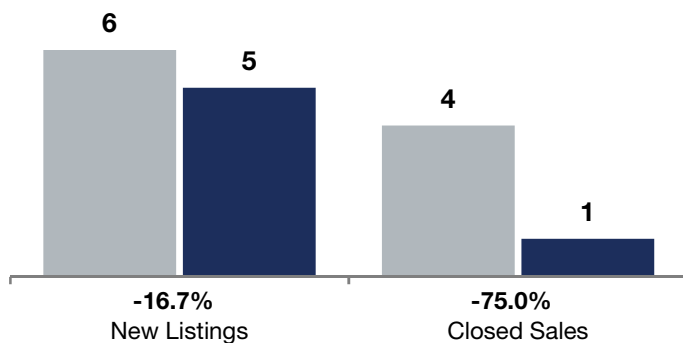
Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	6	5	-16.7%	42	51	+ 21.4%
Closed Sales	4	1	-75.0%	31	31	0.0%
Median Sales Price*	\$681,500	\$750,000	+ 10.1%	\$700,000	\$820,000	+ 17.1%
Average Sales Price*	\$751,975	\$750,000	-0.3%	\$824,511	\$857,932	+ 4.1%
Price Per Square Foot*	\$262	\$309	+ 18.1%	\$251	\$254	+ 1.3%
Percent of Original List Price Received*	97.5%	100.7%	+ 3.3%	96.9%	96.7%	-0.2%
Days on Market Until Sale	17	10	-41.2%	53	62	+ 17.0%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	2.3	4.2	+ 82.6%	--	--	--

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

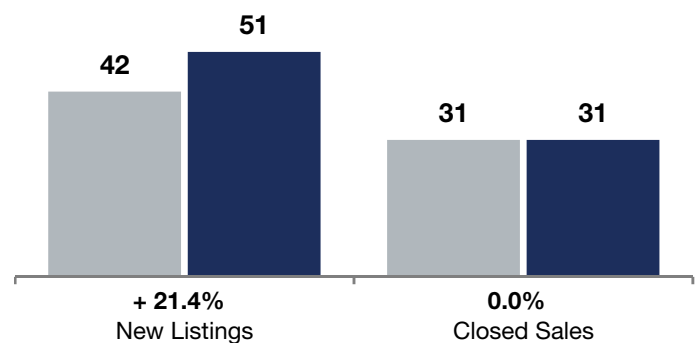
August

■ 2025 ■ 2026



Rolling 12 Months

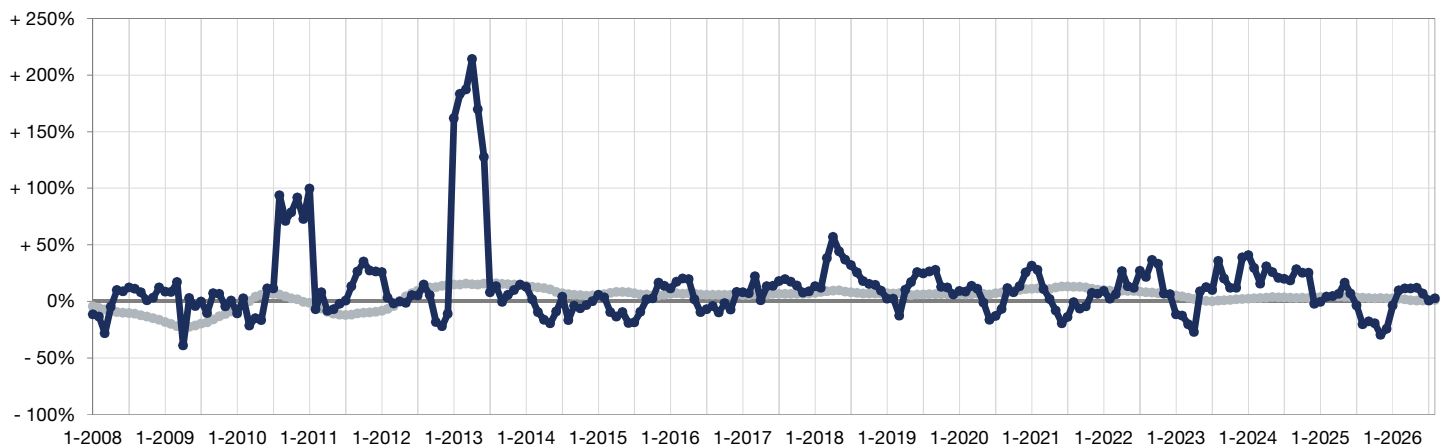
■ 2025 ■ 2026



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

16-County Twin Cities Region

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** 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.