

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Ham Lake

+ 8.3%

Change in
New Listings

+ 16.7%

Change in
Closed Sales

+ 13.7%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	24	26	+ 8.3%	278	309	+ 11.2%
Closed Sales	18	21	+ 16.7%	151	212	+ 40.4%
Median Sales Price*	\$541,000	\$615,000	+ 13.7%	\$532,900	\$539,950	+ 1.3%
Average Sales Price*	\$716,520	\$813,301	+ 13.5%	\$606,081	\$591,041	-2.5%
Price Per Square Foot*	\$231	\$247	+ 6.6%	\$209	\$216	+ 3.1%
Percent of Original List Price Received*	100.1%	99.8%	-0.3%	98.3%	96.8%	-1.5%
Days on Market Until Sale	32	56	+ 75.0%	58	61	+ 5.2%
Inventory of Homes for Sale	70	73	+ 4.3%	--	--	--
Months Supply of Inventory	5.3	4.3	-18.9%	--	--	--

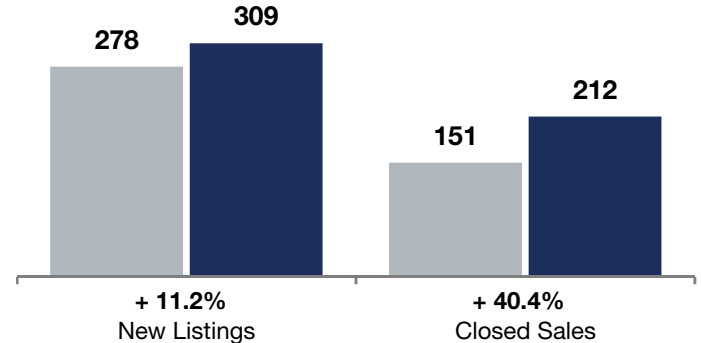
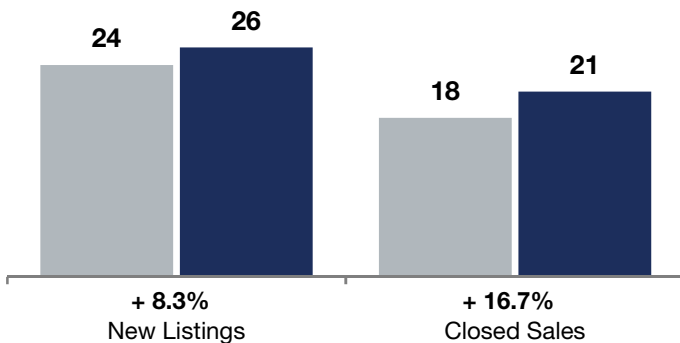
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

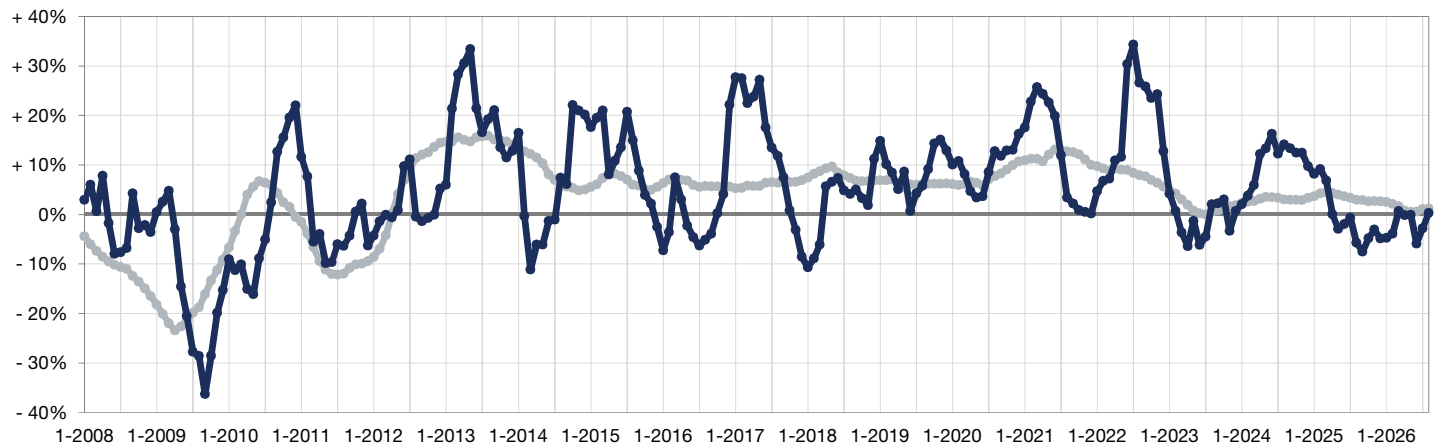
■ 2025 ■ 2026



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

16-County Twin Cities Region

Ham 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.