

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



+ 8.4%

Change in
New Listings

- 4.2%

Change in
Closed Sales

+ 2.3%

Change in
Median Sales Price

Hennepin County

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2,012	2,181	+ 8.4%	22,524	23,050	+ 2.3%
Closed Sales	1,566	1,500	-4.2%	15,584	15,531	-0.3%
Median Sales Price*	\$405,500	\$415,000	+ 2.3%	\$395,818	\$404,000	+ 2.1%
Average Sales Price*	\$523,552	\$543,280	+ 3.8%	\$517,090	\$535,181	+ 3.5%
Price Per Square Foot*	\$235	\$234	-0.5%	\$232	\$236	+ 1.7%
Percent of Original List Price Received*	99.1%	98.1%	-1.0%	98.8%	98.6%	-0.2%
Days on Market Until Sale	41	46	+ 12.2%	48	49	+ 2.1%
Inventory of Homes for Sale	3,591	3,858	+ 7.4%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

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

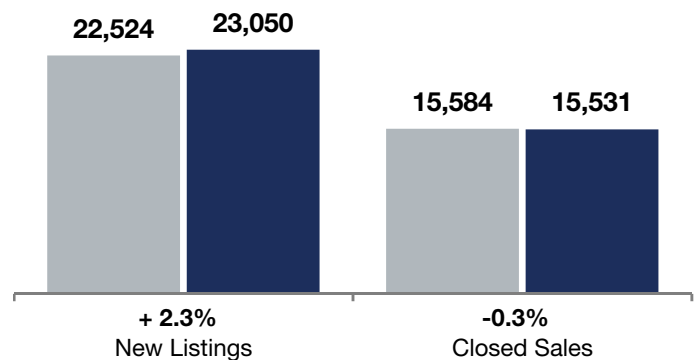
August

■ 2025 ■ 2026



Rolling 12 Months

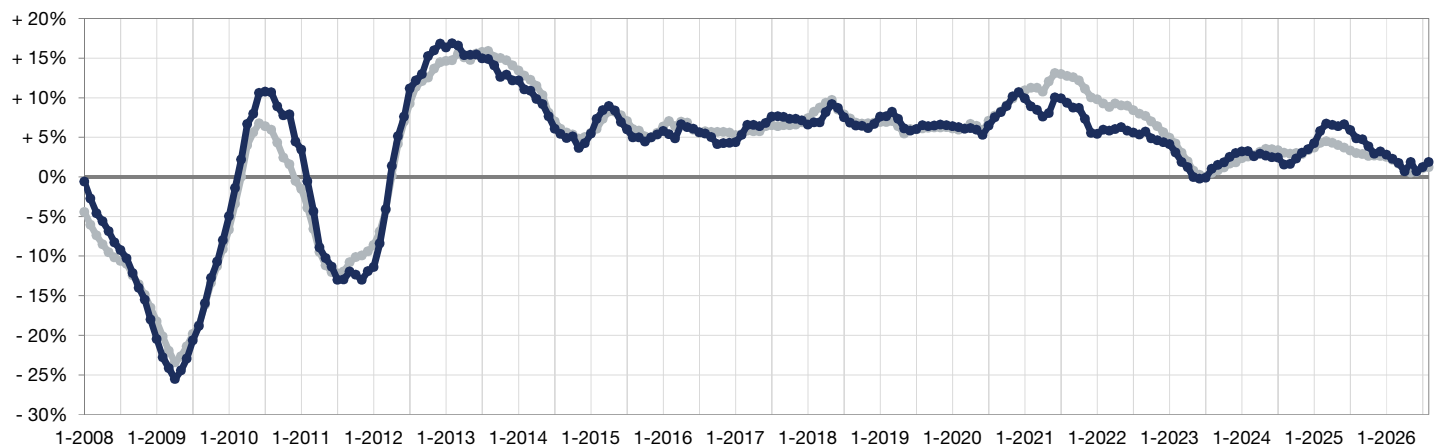
■ 2025 ■ 2026



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

16-County Twin Cities Region

Hennepin County



** 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.