

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Independence

+ 20.0%

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Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	5	6	+ 20.0%	70	67	-4.3%
Closed Sales	0	4	--	41	37	-9.8%
Median Sales Price*	\$0	\$903,000	--	\$800,000	\$922,500	+ 15.3%
Average Sales Price*	\$0	\$1,273,500	--	\$903,849	\$1,194,944	+ 32.2%
Price Per Square Foot*	\$0	\$305	--	\$267	\$278	+ 4.0%
Percent of Original List Price Received*	0.0%	94.2%	--	93.6%	97.0%	+ 3.6%
Days on Market Until Sale	0	203	--	93	111	+ 19.4%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	5.5	7.1	+ 29.1%	--	--	--

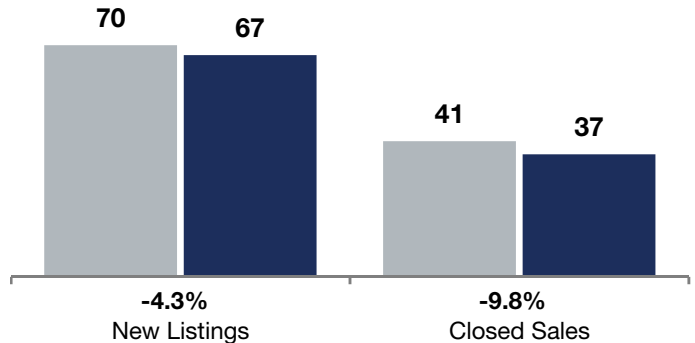
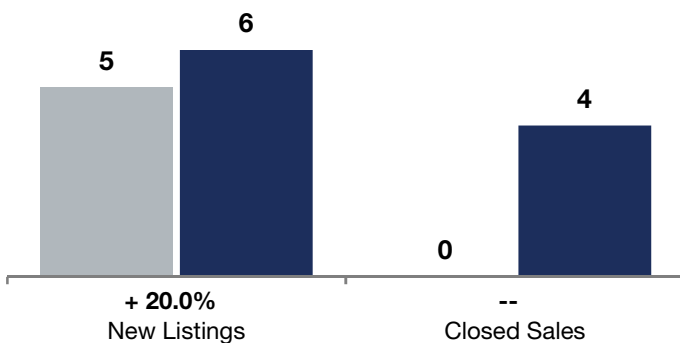
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

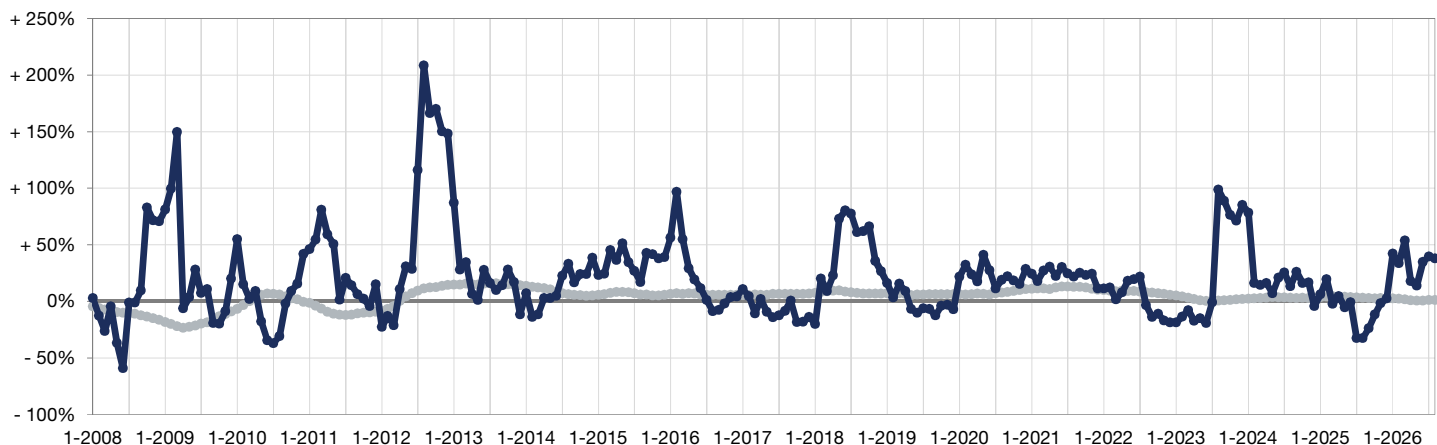
■ 2025 ■ 2026



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

16-County Twin Cities Region

Independence



** 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.