

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Monticello

+ 18.8%

Change in
New Listings

+ 58.8%

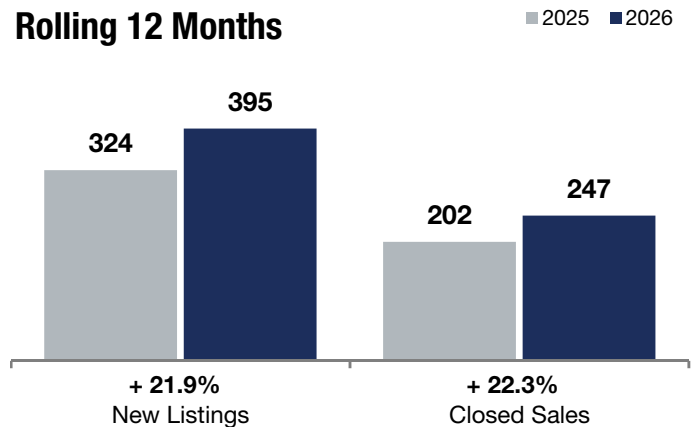
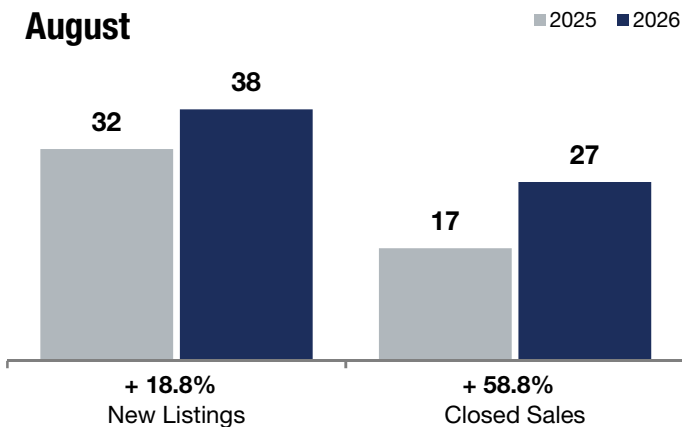
Change in
Closed Sales

- 4.4%

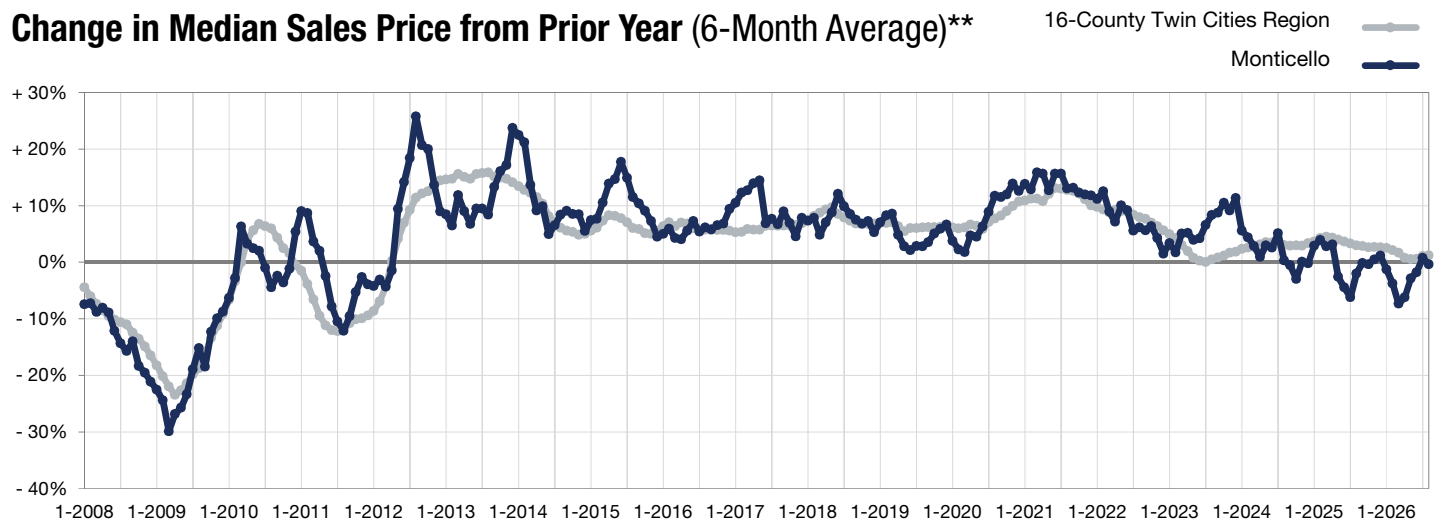
Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	32	38	+ 18.8%	324	395	+ 21.9%
Closed Sales	17	27	+ 58.8%	202	247	+ 22.3%
Median Sales Price*	\$361,000	\$345,000	-4.4%	\$340,000	\$334,500	-1.6%
Average Sales Price*	\$414,037	\$368,963	-10.9%	\$363,948	\$368,150	+ 1.2%
Price Per Square Foot*	\$195	\$205	+ 5.1%	\$188	\$190	+ 1.3%
Percent of Original List Price Received*	98.7%	98.2%	-0.5%	98.5%	98.5%	0.0%
Days on Market Until Sale	32	54	+ 68.8%	48	51	+ 6.3%
Inventory of Homes for Sale	62	65	+ 4.8%	--	--	--
Months Supply of Inventory	4.0	3.0	-25.0%	--	--	--

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



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



** 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.