

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Montrose

- 53.8%

Change in
New Listings

- 14.3%

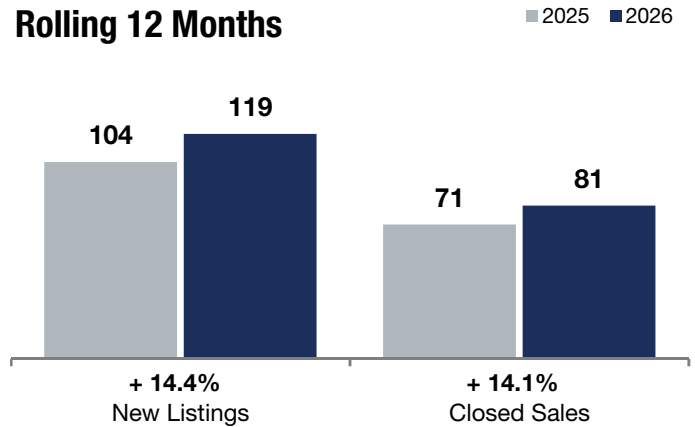
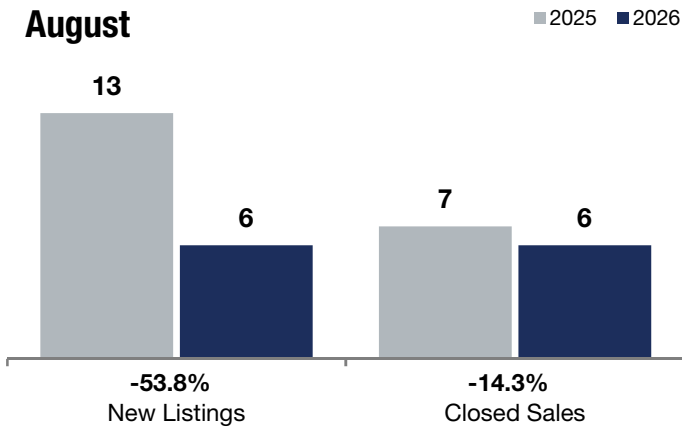
Change in
Closed Sales

- 1.7%

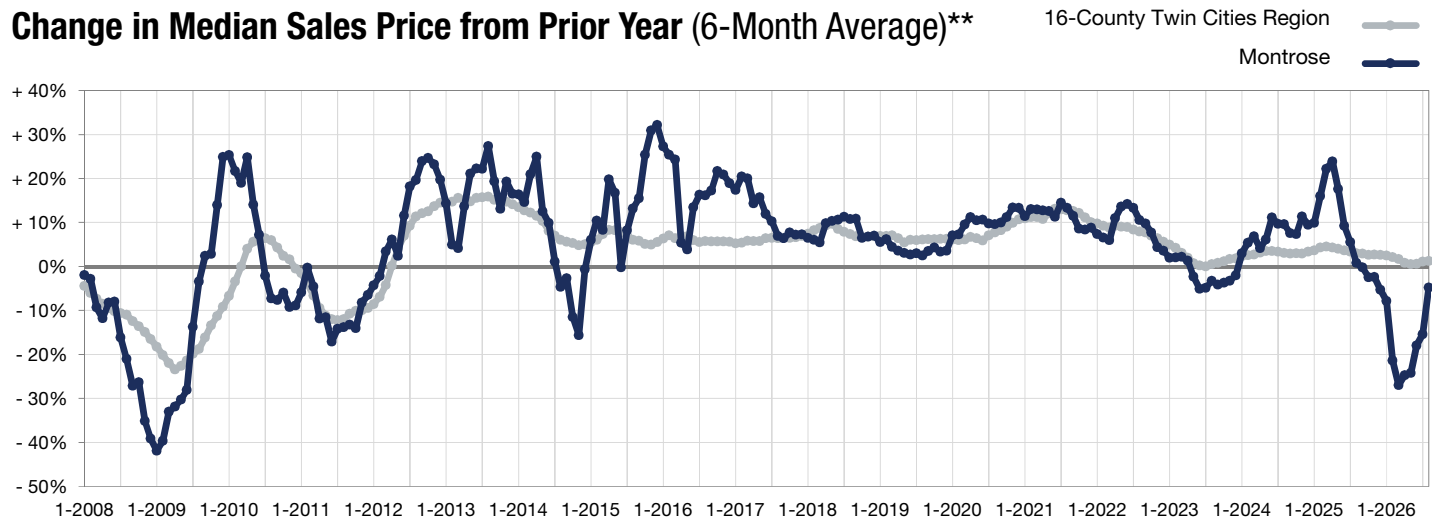
Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	13	6	-53.8%	104	119	+ 14.4%
Closed Sales	7	6	-14.3%	71	81	+ 14.1%
Median Sales Price*	\$320,500	\$314,950	-1.7%	\$325,000	\$313,415	-3.6%
Average Sales Price*	\$327,786	\$310,467	-5.3%	\$343,087	\$320,217	-6.7%
Price Per Square Foot*	\$167	\$166	-0.3%	\$178	\$180	+ 1.4%
Percent of Original List Price Received*	98.7%	99.4%	+ 0.7%	99.1%	97.9%	-1.2%
Days on Market Until Sale	18	55	+ 205.6%	30	63	+ 110.0%
Inventory of Homes for Sale	29	33	+ 13.8%	--	--	--
Months Supply of Inventory	4.8	5.1	+ 6.3%	--	--	--

* 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.