

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



North Oaks

- 52.9%

Change in
New Listings

- 33.3%

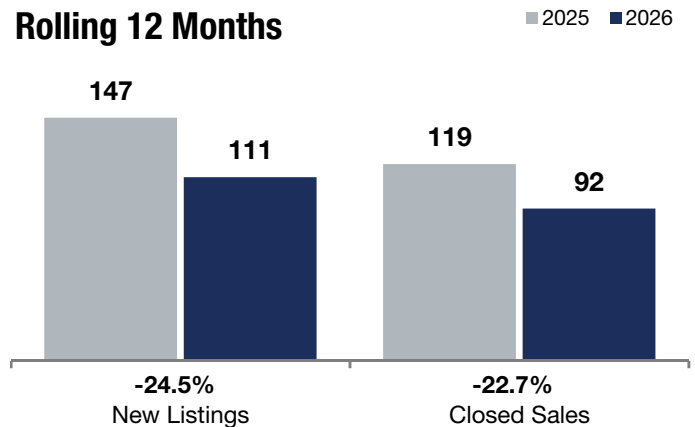
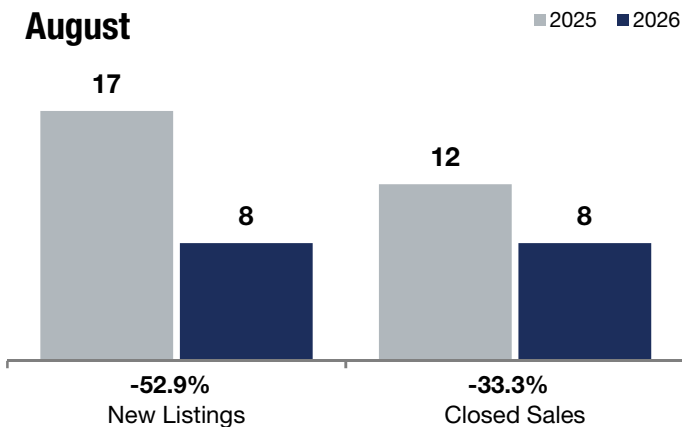
Change in
Closed Sales

+ 31.3%

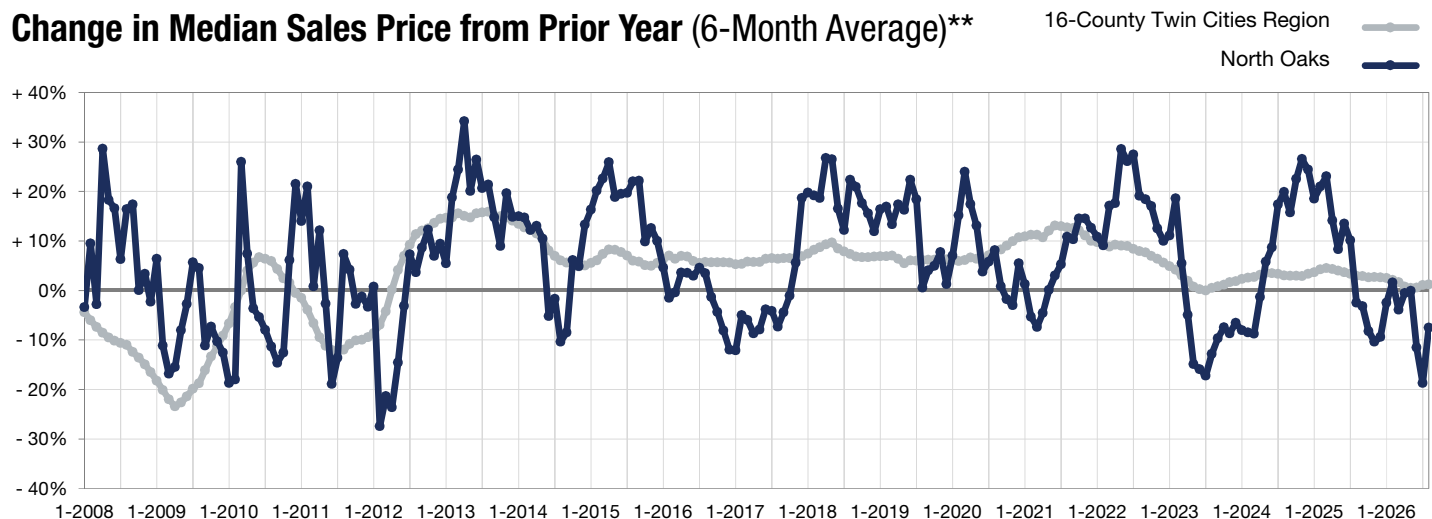
Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	17	8	-52.9%	147	111	-24.5%
Closed Sales	12	8	-33.3%	119	92	-22.7%
Median Sales Price*	\$725,000	\$952,150	+ 31.3%	\$1,075,000	\$921,250	-14.3%
Average Sales Price*	\$895,979	\$1,040,491	+ 16.1%	\$1,138,582	\$1,009,634	-11.3%
Price Per Square Foot*	\$232	\$289	+ 24.4%	\$278	\$289	+ 3.8%
Percent of Original List Price Received*	91.8%	96.5%	+ 5.1%	95.5%	97.4%	+ 2.0%
Days on Market Until Sale	75	181	+ 141.3%	82	74	-9.8%
Inventory of Homes for Sale	34	28	-17.6%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--

* 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.