

# Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Oak Grove

- 5.0%

+ 62.5%

- 6.5%

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

|                                          | August    |                  |         | Rolling 12 Months |                  |         |
|------------------------------------------|-----------|------------------|---------|-------------------|------------------|---------|
|                                          | 2025      | 2026             | + / -   | 2025              | 2026             | + / -   |
| New Listings                             | 20        | 19               | -5.0%   | 153               | 169              | + 10.5% |
| Closed Sales                             | 8         | 13               | + 62.5% | 92                | 119              | + 29.3% |
| Median Sales Price*                      | \$609,950 | <b>\$570,000</b> | -6.5%   | \$523,500         | <b>\$479,900</b> | -8.3%   |
| Average Sales Price*                     | \$700,850 | <b>\$606,472</b> | -13.5%  | \$567,071         | <b>\$553,220</b> | -2.4%   |
| Price Per Square Foot*                   | \$216     | <b>\$233</b>     | + 8.2%  | \$237             | <b>\$232</b>     | -1.8%   |
| Percent of Original List Price Received* | 96.5%     | <b>100.4%</b>    | + 4.0%  | 98.9%             | <b>99.0%</b>     | + 0.1%  |
| Days on Market Until Sale                | 50        | 30               | -40.0%  | 65                | 42               | -35.4%  |
| Inventory of Homes for Sale              | 36        | 39               | + 8.3%  | --                | --               | --      |
| Months Supply of Inventory               | 4.4       | 4.2              | -4.5%   | --                | --               | --      |

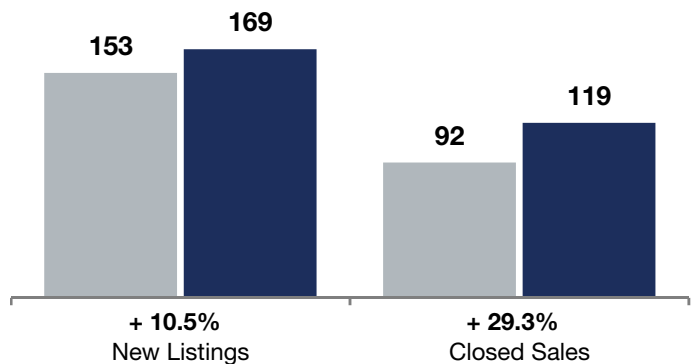
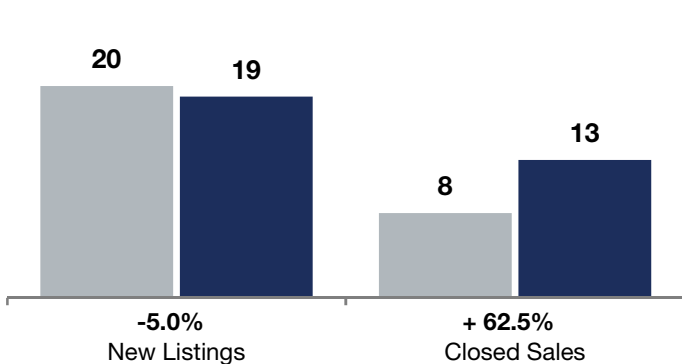
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

■ 2025 ■ 2026

### Rolling 12 Months

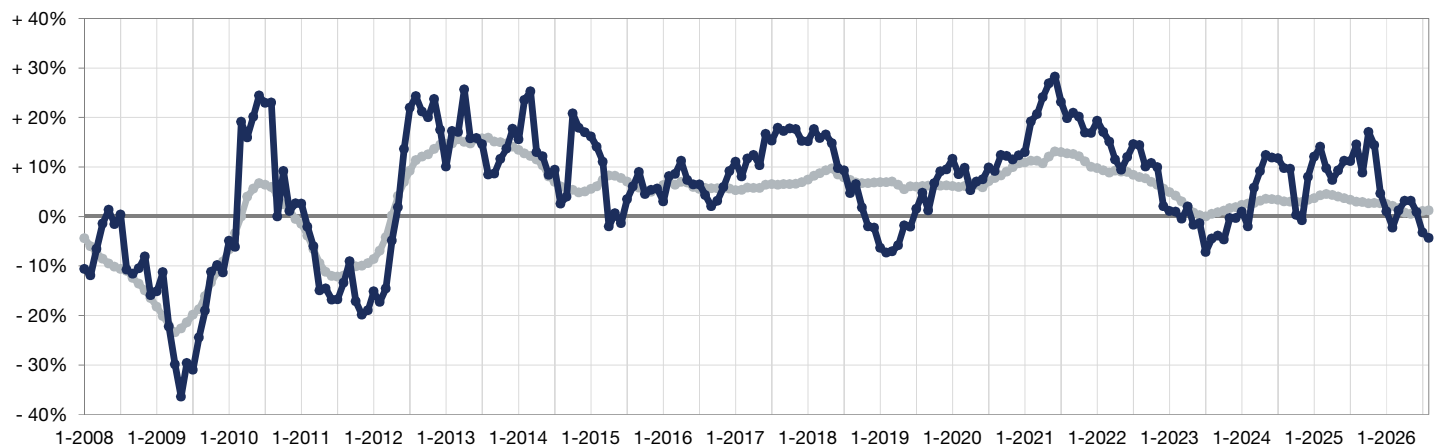
■ 2025 ■ 2026



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

16-County Twin Cities Region

Oak Grove



\*\* 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.