

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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+ 80.0%

- 21.4%

+ 68.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	15	27	+ 80.0%	257	228	-11.3%
Closed Sales	14	11	-21.4%	158	140	-11.4%
Median Sales Price*	\$859,350	\$1,450,000	+ 68.7%	\$1,105,000	\$1,310,000	+ 18.6%
Average Sales Price*	\$1,685,150	\$1,669,491	-0.9%	\$1,535,716	\$1,644,640	+ 7.1%
Price Per Square Foot*	\$431	\$479	+ 11.2%	\$397	\$407	+ 2.5%
Percent of Original List Price Received*	98.4%	96.3%	-2.1%	94.6%	95.9%	+ 1.4%
Days on Market Until Sale	87	77	-11.5%	90	77	-14.4%
Inventory of Homes for Sale	56	57	+ 1.8%	--	--	--
Months Supply of Inventory	4.1	5.3	+ 29.3%	--	--	--

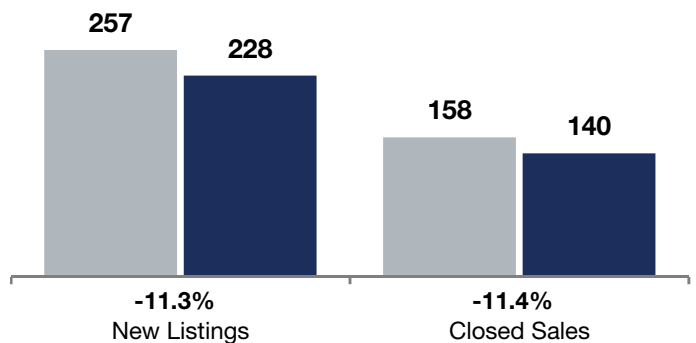
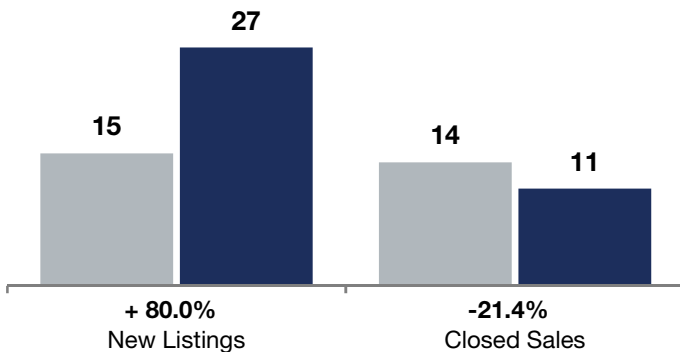
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

■ 2025 ■ 2026



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

16-County Twin Cities Region

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** 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.