Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY **MINNEAPOLIS AREA REALTORS®**

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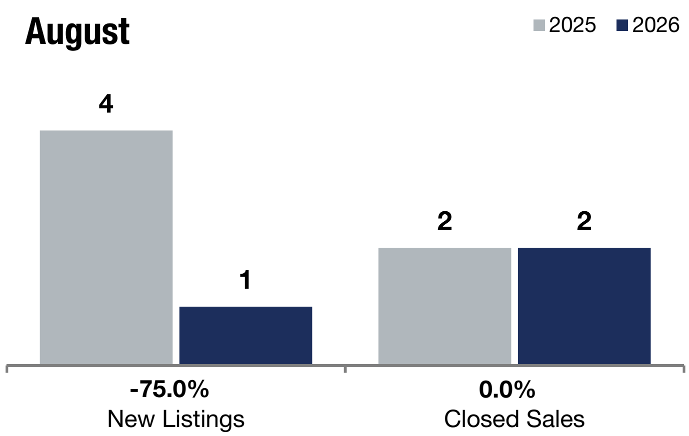
Phillips West

- 75.0%	0.0%	+ 113.2%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

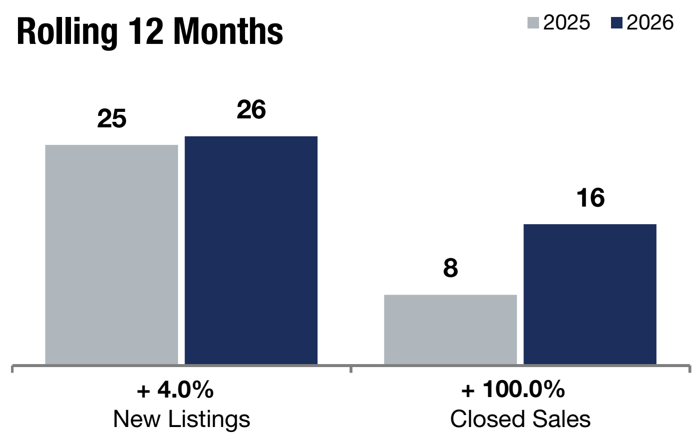
	August			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	4	**1**	-75.0%	25	**26**	+ 4.0%
Closed Sales	2	**2**	0.0%	8	**16**	+ 100.0%
Median Sales Price*	$95,000	**$202,500**	+ 113.2%	$147,500	**$110,000**	-25.4%
Average Sales Price*	$95,000	**$202,500**	+ 113.2%	$171,250	**$150,281**	-12.2%
Price Per Square Foot*	$104	**$118**	+ 13.5%	$151	**$110**	-27.4%
Percent of Original List Price Received*	70.4%	**80.0%**	+ 13.6%	89.2%	**89.2%**	0.0%
Days on Market Until Sale	145	**84**	-42.1%	152	**149**	-2.0%
Inventory of Homes for Sale	9	**4**	-55.6%	--	--	--
Months Supply of Inventory	6.4	**2.4**	-62.5%	--	--	--

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

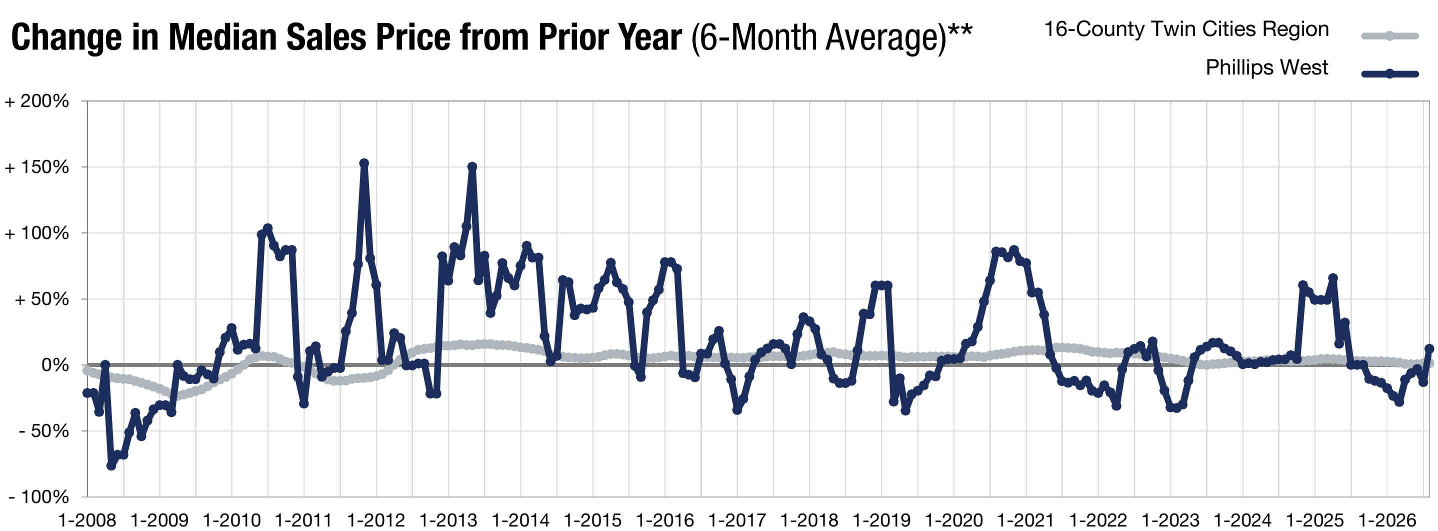
August



Rolling 12 Months



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.