

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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+ 10.6%

- 14.7%

- 5.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	47	52	+ 10.6%	497	535	+ 7.6%
Closed Sales	34	29	-14.7%	379	380	+ 0.3%
Median Sales Price*	\$430,000	\$408,000	-5.1%	\$437,200	\$420,000	-3.9%
Average Sales Price*	\$473,254	\$431,321	-8.9%	\$468,812	\$454,246	-3.1%
Price Per Square Foot*	\$190	\$191	+ 0.8%	\$197	\$193	-2.2%
Percent of Original List Price Received*	98.9%	98.7%	-0.2%	99.1%	98.7%	-0.4%
Days on Market Until Sale	36	46	+ 27.8%	45	47	+ 4.4%
Inventory of Homes for Sale	75	94	+ 25.3%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

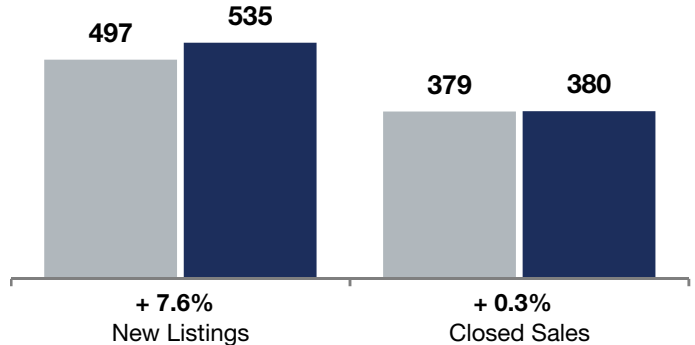
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

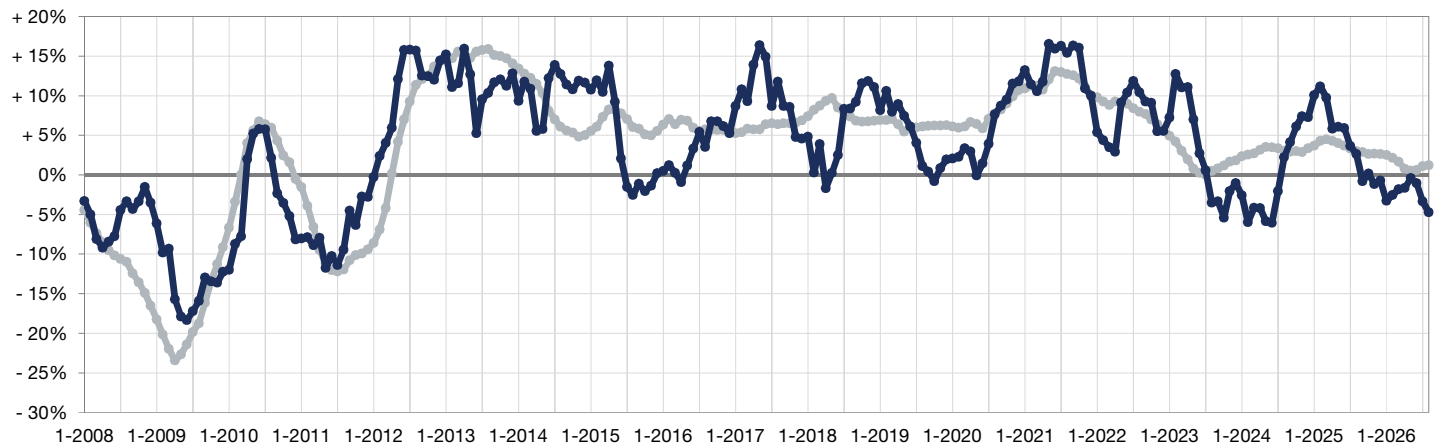
■ 2025 ■ 2026



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.