

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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- 57.1%

+ 166.7%

- 14.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	7	3	-57.1%	48	62	+ 29.2%
Closed Sales	3	8	+ 166.7%	31	47	+ 51.6%
Median Sales Price*	\$539,900	\$459,950	-14.8%	\$400,000	\$437,500	+ 9.4%
Average Sales Price*	\$513,300	\$504,350	-1.7%	\$404,990	\$532,576	+ 31.5%
Price Per Square Foot*	\$206	\$238	+ 16.0%	\$202	\$248	+ 22.7%
Percent of Original List Price Received*	98.2%	95.0%	-3.3%	98.6%	96.0%	-2.6%
Days on Market Until Sale	72	60	-16.7%	59	69	+ 16.9%
Inventory of Homes for Sale	13	12	-7.7%	--	--	--
Months Supply of Inventory	4.6	3.1	-32.6%	--	--	--

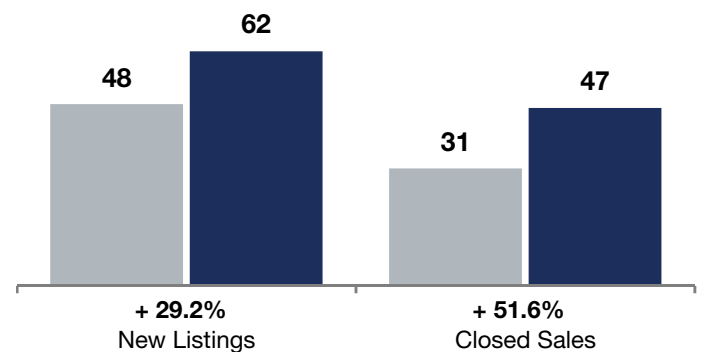
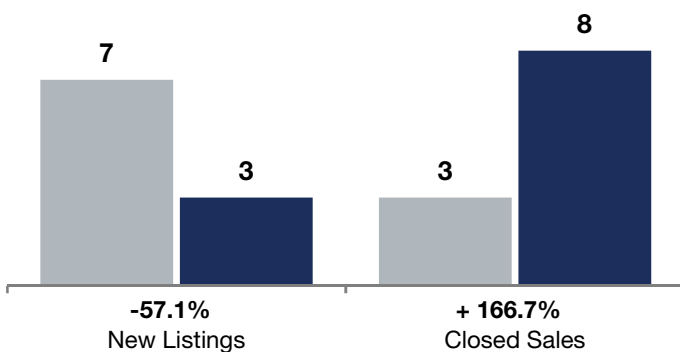
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

■ 2025 ■ 2026



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

16-County Twin Cities Region

Stacy



** 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.