

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Tangletown

+ 150.0%

+ 50.0%

- 21.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2	5	+ 150.0%	54	78	+ 44.4%
Closed Sales	4	6	+ 50.0%	51	65	+ 27.5%
Median Sales Price*	\$697,500	\$549,500	-21.2%	\$610,000	\$695,000	+ 13.9%
Average Sales Price*	\$831,250	\$659,233	-20.7%	\$617,357	\$706,160	+ 14.4%
Price Per Square Foot*	\$295	\$275	-6.6%	\$284	\$293	+ 3.3%
Percent of Original List Price Received*	101.1%	101.7%	+ 0.6%	101.8%	100.6%	-1.2%
Days on Market Until Sale	28	24	-14.3%	42	29	-31.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

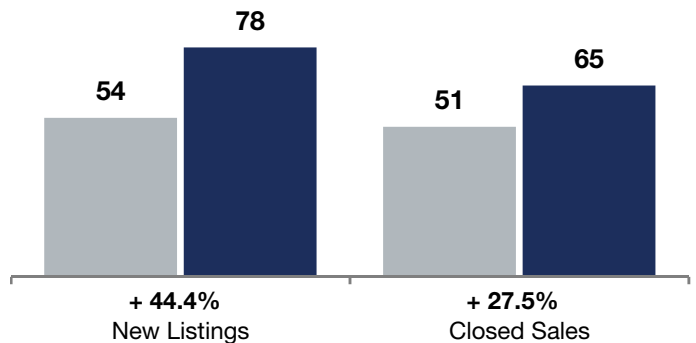
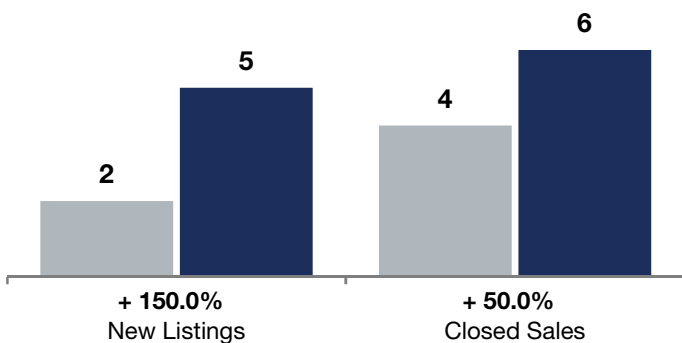
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

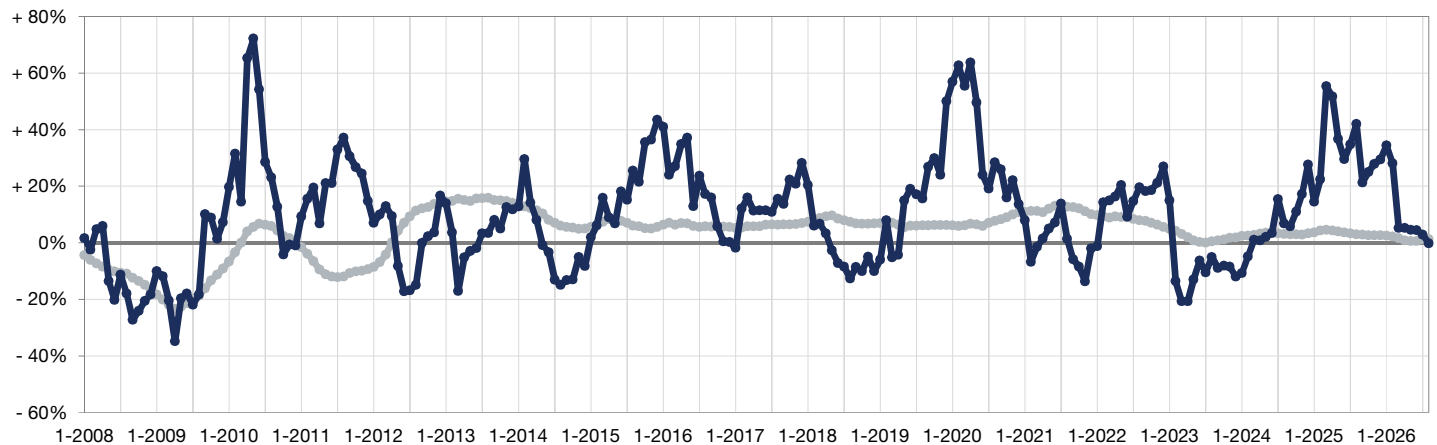
■ 2025 ■ 2026



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

16-County Twin Cities Region

Tangletown



** 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.