

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



+ 8.3%

Change in
New Listings

- 7.1%

Change in
Closed Sales

- 33.5%

Change in
Median Sales Price

Vadnais Heights

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	24	26	+ 8.3%	274	263	-4.0%
Closed Sales	14	13	-7.1%	191	193	+ 1.0%
Median Sales Price*	\$413,500	\$275,000	-33.5%	\$388,000	\$373,860	-3.6%
Average Sales Price*	\$440,092	\$307,138	-30.2%	\$422,325	\$402,645	-4.7%
Price Per Square Foot*	\$212	\$203	-4.2%	\$204	\$206	+ 0.7%
Percent of Original List Price Received*	98.4%	99.1%	+ 0.7%	99.2%	98.9%	-0.3%
Days on Market Until Sale	33	50	+ 51.5%	40	49	+ 22.5%
Inventory of Homes for Sale	44	36	-18.2%	--	--	--
Months Supply of Inventory	2.7	2.2	-18.5%	--	--	--

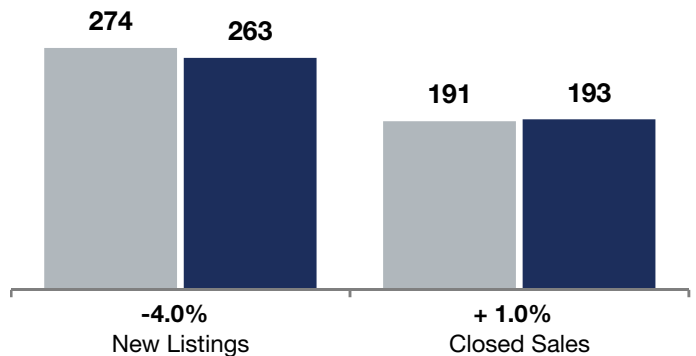
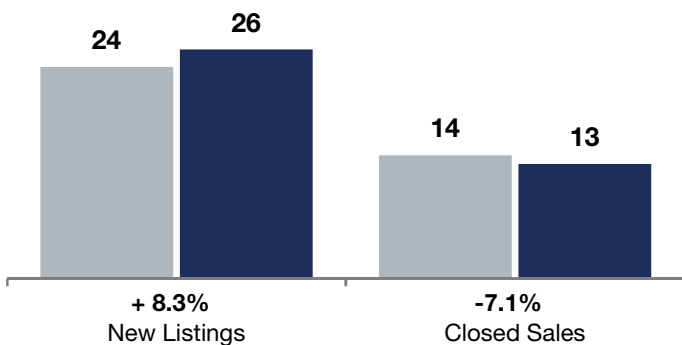
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

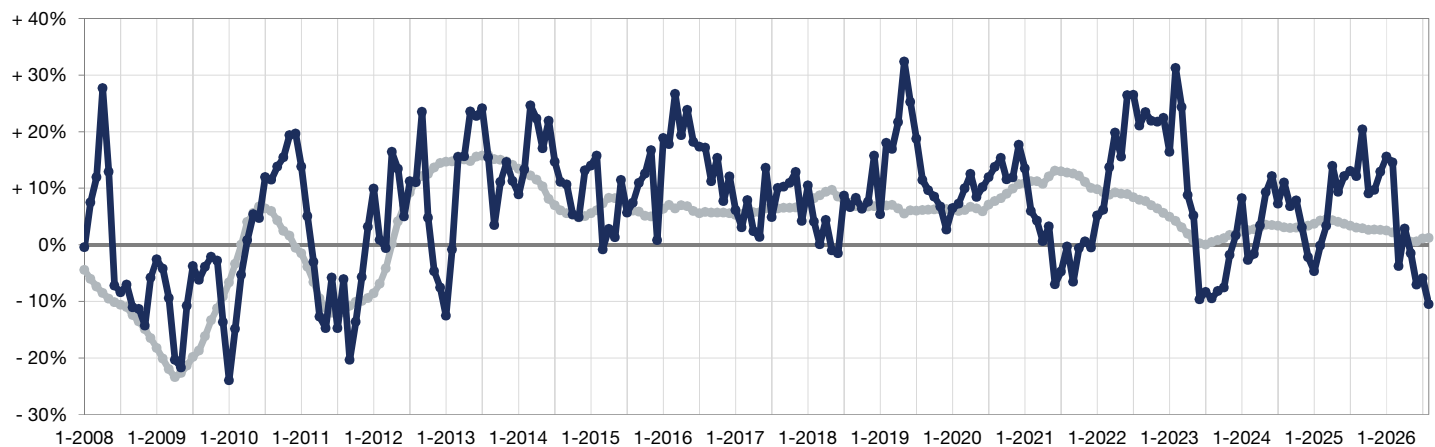
■ 2025 ■ 2026



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

16-County Twin Cities Region

Vadnais Heights



** 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.